

COMMITTEE OF THE WHOLE FEBRUARY 7, 2005

SITE DEVELOPMENT FILE DA.02.036
ROWHEDGE CONSTRUCTION LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Office Building "A" as shown on Attachment #5 for Site Development File DA.02.036 (Rowhedge Construction Limited), BE APPROVED.
2. THAT the existing Site Plan Agreement be amended to include the PHASE 2 Building developments, upon the required variances being final and binding.

Purpose

The Owner has submitted elevations for a proposed two-storey office building (Attachment #5), representing the second and final phase of construction, on a 3.1 ha site. Minor revisions to the Council approved site plan (File DA.02.036) are also proposed to address changes to the parking layout and landscaping in the immediate vicinity of the proposed office building (Building "A" on Attachments #2 and #4).

Background - Analysis and Options

Location

The subject lands are located on the southeast corner of Jane Street and Langstaff Road, as shown on Attachment #1, being Blocks 1 and 12 on Plan 65M-2696, in Lot 10, Concession 4, City of Vaughan.

Official Plan/Zoning

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 Official Plan.

The subject lands are zoned C7 Service Commercial Zone by By-law 1-88, subject to Exception 9(526B). An office building is a permitted use in the C7 Zone. The Owner has submitted a Variance Application to the Committee of Adjustment (File A367/04) requesting relief to the provisions of By-law 1-88 with respect to the minimum front yard and minimum landscape strip width abutting the sight triangle at the intersection of Jane Street and Langstaff Road (3m abutting the sight triangle whereas a minimum 6m is required) and, the minimum exterior side yard adjacent to Jane Street (6m whereas a minimum 9m is required). The Committee of Adjustment has not yet considered the Variance Application.

The height of the office building has been reduced from three to two storeys, however, the ground floor area has increased from 1134.1m² to 1476.4m². As a result, the northwest corner of the building projects closer to the intersection of Jane Street and Langstaff Road. Bringing the corner of the building 3m closer to the intersection as proposed, together with the provision of landscaping and walkway connections between the building and the intersection, will improve pedestrian movement and enhance the building's presence in terms of visibility. For these reasons, Staff has no objection to the proposed variances.

Existing/Phase One Development

On March 17, 2003, Council approved Site Development Application DA.02.036 (Rowhedge Construction Limited) to permit two multi-unit employment buildings, and also approved a footprint for a three storey office building (future phase), on a 3.1 ha site as shown on Attachment #3. The site plan agreement was registered on November 14, 2003. The first phase of development has been constructed and consists of the two multi-unit employment buildings, together with the associated parking and landscaping. Access is currently provided from Jane Street and Pippin Road.

Proposed/Phase Two Development - Office Building

In March 2003, the proposed office building was shown as a future phase of development on the Council approved site plan (Attachment #3). The elevations for the office building were not submitted at that time. On November 8, 2004, the Owner submitted the elevations for the office building (Phase 2) and a revised site plan, landscaping and site servicing/grading plans, reflecting minor revisions to the office building, and to the surrounding parking layout and landscaping. The revised site plan is shown on Attachment #2. More specifically, the revisions to the Council approved site plan are as follows:

- The height of the office building has been reduced from three storeys to two storeys.
- The office building's footprint has increased, and has been slightly modified in terms of location and configuration, and the gross floor area has decreased from 3402.3m² to 2904.4m².
- The parking layout and landscaped islands immediately adjacent to the office building have been modified, and the total number of parking spaces provided on the entire site has decreased from 334 spaces to 326 spaces.

The proposed revisions to the Council approved site plan are considered to be minor and appropriate. The landscape plan is shown on Attachment #4.

Building Elevations

The square-shaped building is two-storeys in height (10.5m). The building's main entrance, with canopy above, is located on the east elevation. A walkway is proposed along the east and south sides of the building, connecting to Jane Street and Langstaff Road. Entrance doors are also proposed on the north, west and south elevations.

The building materials consist primarily of beige architectural precast panels and green tinted windows and curtain wall. The building's main entrance and the northwest corner of the building (the portion facing the sight triangle of the Jane Street/Langstaff Road intersection) is differentiated from the remainder of the building with brown precast panels. Planning Staff is satisfied with the proposed building elevations.

Relationship to Vaughan Vision 2007

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

Conclusion

Staff is satisfied with the proposed elevations for the office building, and the minor revisions to the site plan to facilitate the Phase 2 development. The registered site plan agreement for the entire subject lands will be amended to incorporate the site plan drawings for the Phase 2 office building development. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan (Showing Proposed Phase 2 and Existing)
3. Council Approved Site Plan - March 17, 2003
4. Landscape Plan
5. Elevation Plan – Proposed Office Building “A”

Report prepared by:

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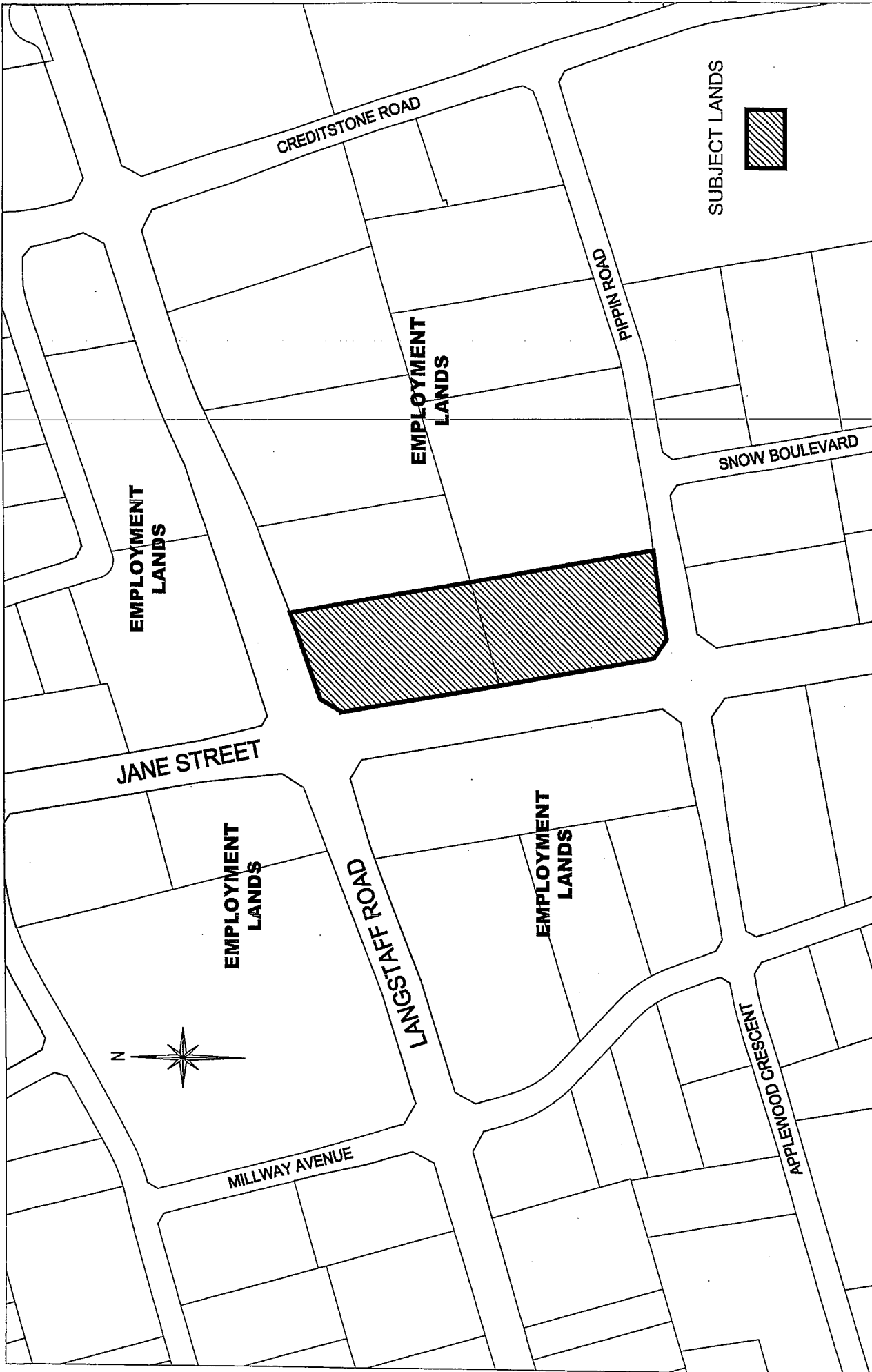
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
1

FILE No.:
 DA.02.036
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 February 7, 2005

City of
Vaughan

Development Planning Department

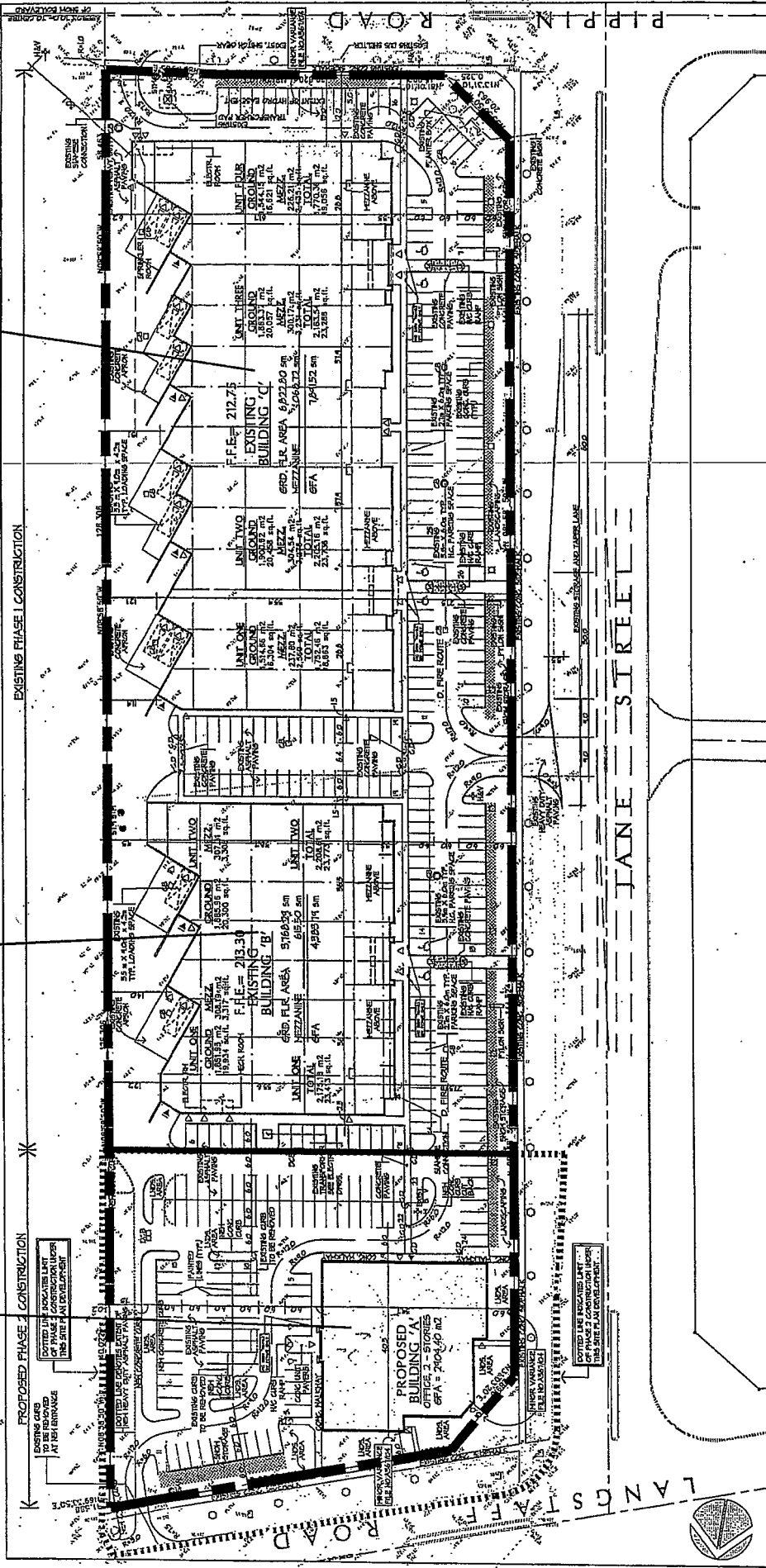
Location Map

Lot 10,
 Concession 4
 APPLICANT:
 ROWHEDGE CONSTRUCTION LTD.
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PROPOSED PHASE 2

EXISTING

EXISTING



SUBJECT LANDS

Site Plan

Lot 10,
Concession 4

APPLICANT:
ROWHEDGE CONSTRUCTION LTD.

City of Vaughan

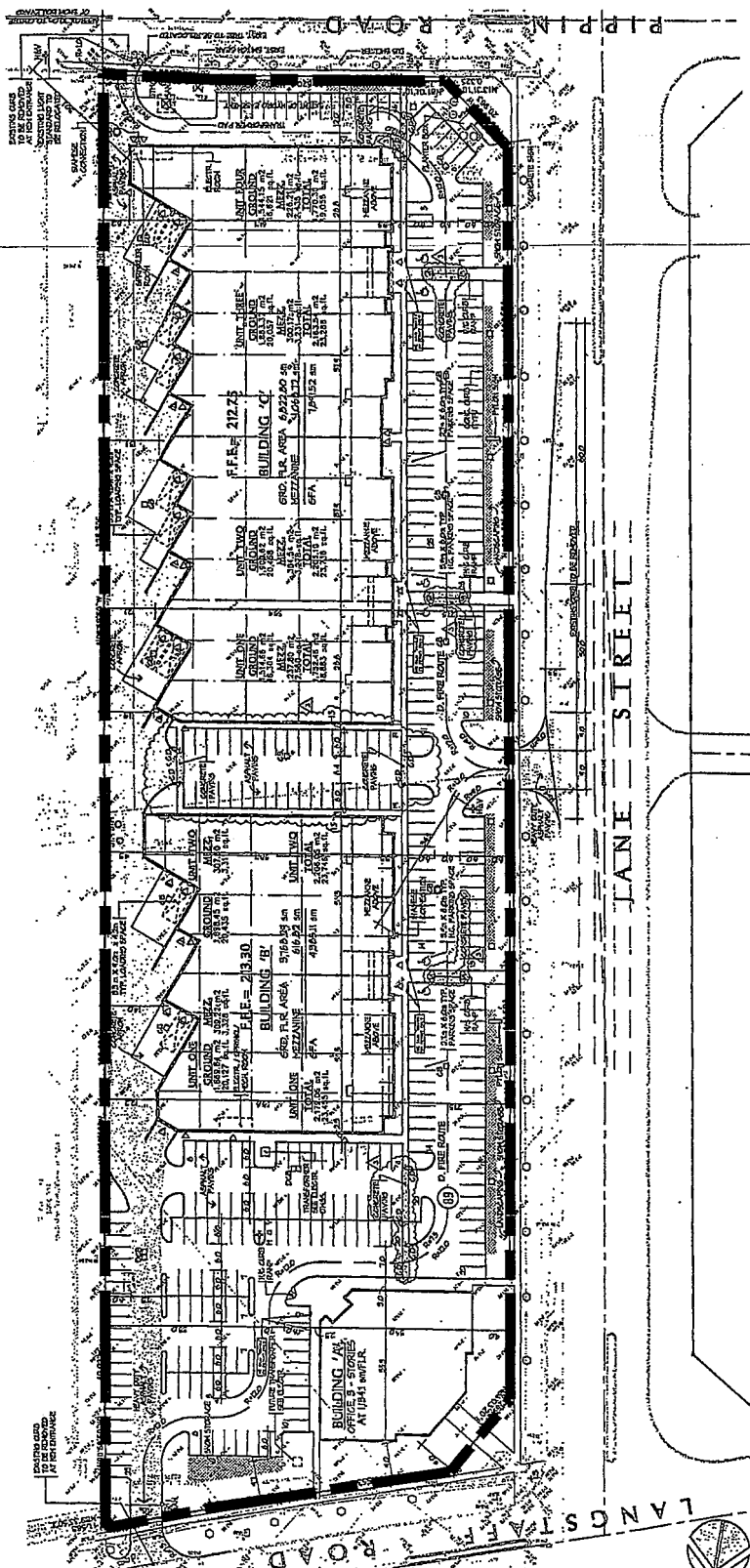
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Attachment 2

FILE No.:
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SITE STATISTICS	
SITE AREA	91,611 sq. m (7.68 Acres)
BUILDING 'A' TOTAL	34,023 sq. m
BUILDING 'B' TOTAL	57,588 sq. m
BUILDING 'C' TOTAL	8,662 sq. m
BUILDING 'D' TOTAL	10,837 sq. m
TOTAL BUILDING GFA	111,110 sq. m
LOT COVERAGE	122.5 %
LANDSCAPED AREA	2,525 sq. m
PAVED AREA	81,612 sq. m
PARKING REQUIRED	
BUILDING 'A'	160 spaces
BUILDING 'B'	2,533 spaces
BUILDING 'C'	263 spaces
BUILDING 'D'	425 spaces
TOTAL PARKING REQUIRED	3,181 spaces
PARKING PROVIDED	3,264 spaces

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SUBJECT LANDS

Attachment 3

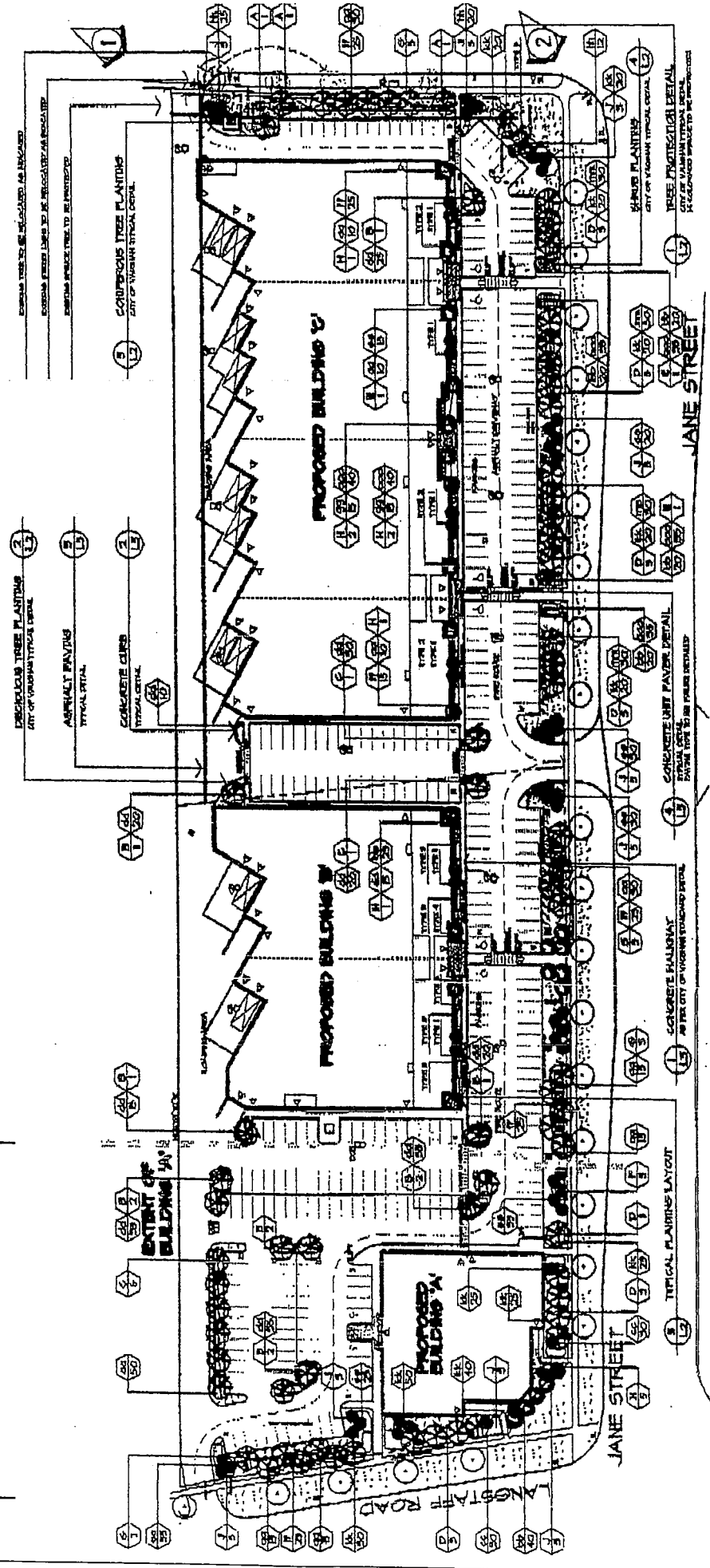
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February 7, 2005

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Vaughan
Development Planning Department

Council Approved Site Plan - March 17, 2003
APPLICANT: ROWHEDGE CONSTRUCTION LTD.
Lot 10, Concession 4

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**PROPOSED
PHASE 2**



Landscape Plan

Lot 10,
Concession 4

APPLICANT:
ROWHEDGE CONSTRUCTION LTD.

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**City of
Vaughan**

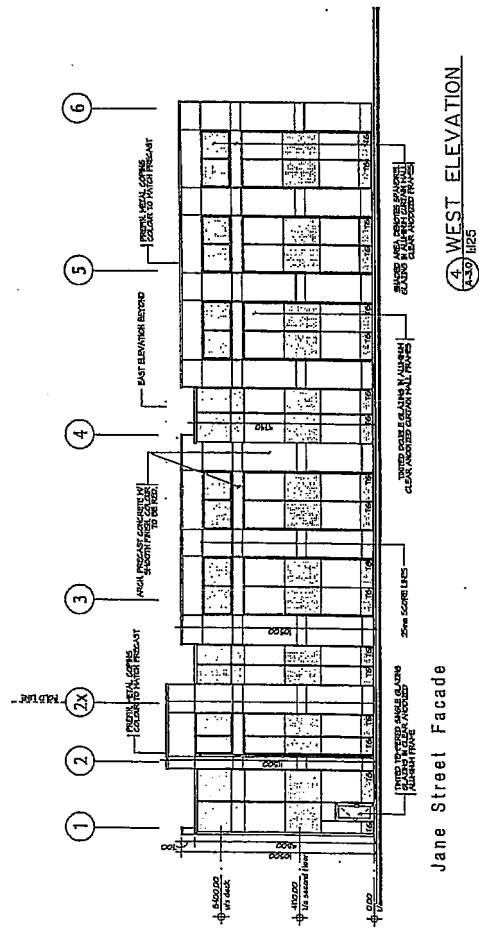
Development Planning Department

**Attachment
4**

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DA.02.036

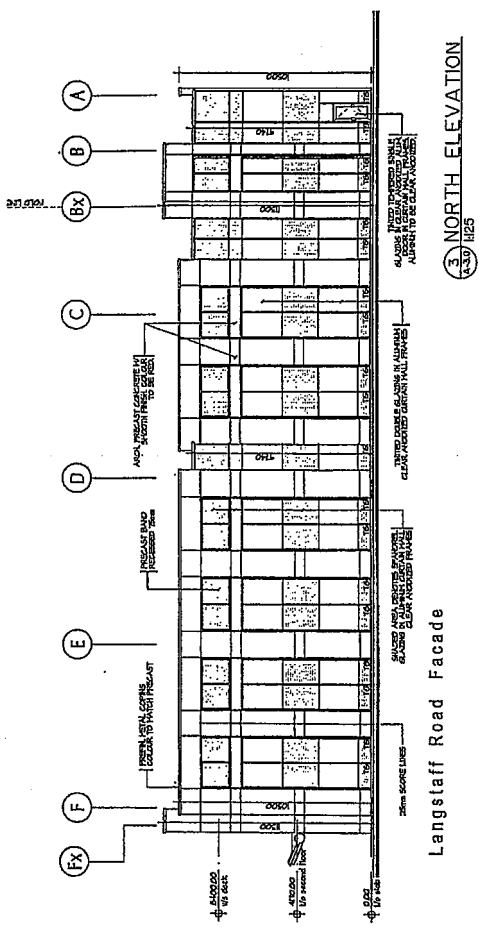
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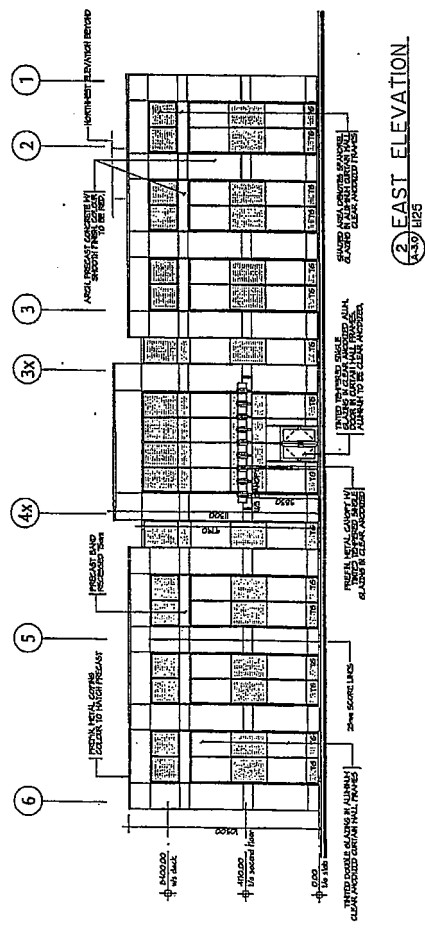
4 WEST ELEVATION
A.3.0 1/25

Jane Street Facade

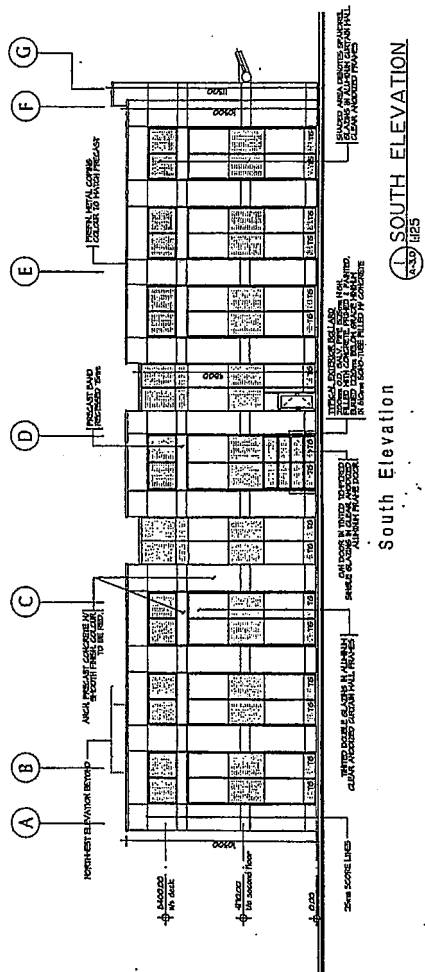


3 NORTH ELEVATION
A.3.0 1/25

Langstaff Road Facade



2 EAST ELEVATION
A.3.0 1/25



1 SOUTH ELEVATION
A.3.0 1/25

South Elevation

Elevations - Office Building "A"

APPLICANT:
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Lot 10,
Concession 4



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Attachment 5
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