

COMMITTEE OF THE WHOLE MARCH 7, 2005

SITE DEVELOPMENT FILE DA.04.070
MIELE LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development File DA.04.070 (Miele Limited) BE APPROVED, for a two-storey office building, as shown on Attachment #2, subject to the following conditions:

- a) that prior to the registration of the site plan agreement:
 - i) the final site plan, building elevations, landscaping and signage plans shall be approved by the Development Planning Department;
 - ii) the final site grading and servicing plans, and stormwater management report, shall be approved by the Engineering Department;
 - iii) access, parking and on-site vehicular circulation, shall be approved by the Engineering Department;
 - iv) all hydro requirements of Power Stream Inc. shall be satisfied;
- b) that the site plan agreement contain the following provision:
 - i) if required, the Owner shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a building permit, in accordance with the Planning Act. The Owner shall submit an appraisal prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment.
 - ii) all requirements of the Ministry of Transportation Ontario shall be satisfied.

Purpose

The Owner has submitted a Site Development Application to permit a two-storey, 3030m² office building with 108 parking spaces, on a 1.61 ha site, as shown on Attachment #2.

Background - Analysis and Options

The 1.61 ha vacant site is located on the west side of Four Valley Drive, backing onto Highway #400, being Part of Block 1 on Registered Plan 65M-3692, in Lot 13, Concession 5, City of Vaughan (Attachment #1).

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(957). The surrounding land uses are:

- North - vacant, proposed car dealership use (EM1 Zone)
- South - vacant (EM1 Zone)
- East - Four Valley Drive, vacant (EM1 Zone)
- West - Highway #400

Official Plan

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

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(957). The proposed development complies with the requirements of By-law 1-88.

Site Design

The site plan (Attachment #2) shows a square-shaped, two-storey office building with the main entrance facing Four Valley Drive. The building is setback approximately 95m from Four Valley Drive, with a future addition (Phase 2) contemplated in front (east) of the building. Two driveways are proposed onto Four Valley Drive with parking areas provided to the east and north of the building. An attractively designed detached/roofed structure to contain refuse materials and two loading spaces are proposed north of the building. A pedestrian walkway is shown along the perimeter of the building to provide a connection between each of the building entrances, together with a central walkway between the main entrance and Four Valley Drive.

Parking

The required parking for the site is calculated as follows:

Parking Required: Office: 3.5 spaces per 100m² G.F.A. (3030m²) = 107 spaces

Parking Provided: = 108 spaces

The proposed development meets the minimum parking requirement of By-law 1-88, with a surplus of 1 space. As a condition of site plan approval, parking access and on-site vehicular circulation will be approved to the satisfaction of the Engineering Department.

Ministry of Transportation Ontario (MTO)

The Owner is required to obtain a land use and sign permit from the MTO. As a condition of site plan approval the site plan agreement will contain a provision requiring the Owner to satisfy all requirements of the MTO.

Services/Utilities

The proposed development is to be fully serviced on the municipal system, including hydro, water, and sanitary and storm sewers. The Owner has submitted a grading and servicing plan and stormwater management report, which shall be to the satisfaction of the Engineering Department.

All hydro requirements shall be to the satisfaction of Power Stream Inc.

Landscaping

The proposed landscape plan (Attachment #3) shows a mix of coniferous and deciduous trees and shrubs within a 9 m wide landscape strip along Highway #400, and between the front of the building and Four Valley Drive. Coniferous trees are proposed intermittently along the north property line to screen the parking area, however, additional planting will be required to fill in the gaps along this edge on the final landscape plan. Similarly, additional coniferous and deciduous

planting should be provided along the south property line, and along the frontage of Four Valley Drive. Shrub planting is also proposed along the east and north sides of the building adjacent to the walkway, and adjacent to the detached refuse structure and loading area (2m high shrubs in this area). Staff will be requiring additional coniferous tree planting to complement the landscaping in the northwest corner of the property. Shrub beds and trees are also proposed along the walkway between the front of the building and Four Valley Drive. One ground sign will be provided along Four Valley Drive.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved to the satisfaction of the Development Planning Department.

Building Design

The proposed building elevations are shown on Attachments #4 and #5. The square-shaped office building is two-storeys high with the main entrance and covered canopy facing Four Valley Drive. Secondary entrances are proposed on all other elevations, including the west elevation facing Highway #400, which allows access to a patio. There is considerable amount of glazing on all elevations, together with silver-grey aluminium panels and red composite panel "fin-walls" above the building entrances on the east and west elevations. A skylight system is proposed on the roof, together with metal siding screens to hide two mechanical units. Signage identifying the corporate "Miele" name in white letters is proposed on the upper portion of the "fin wall" visible to Highway #400, and above the main entrance facing Four Valley Drive. The attractively designed refuse structure shown on Attachment #4, measures 4m x 6m and consists of precast panels, metal double-doors with louvres on the east façade, and a pitched metal roof.

Staff are satisfied with the elevations for both structures. As a condition of site plan approval, the final building elevations must be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

Staff has reviewed the proposed Site Plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and is satisfied that proposed office building is an appropriate development at this location.

Should the Committee concur, the recommendation in this report to approve the site plan application, can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building Elevations (North/South)
5. Building Elevations (East/West)

Report prepared by:

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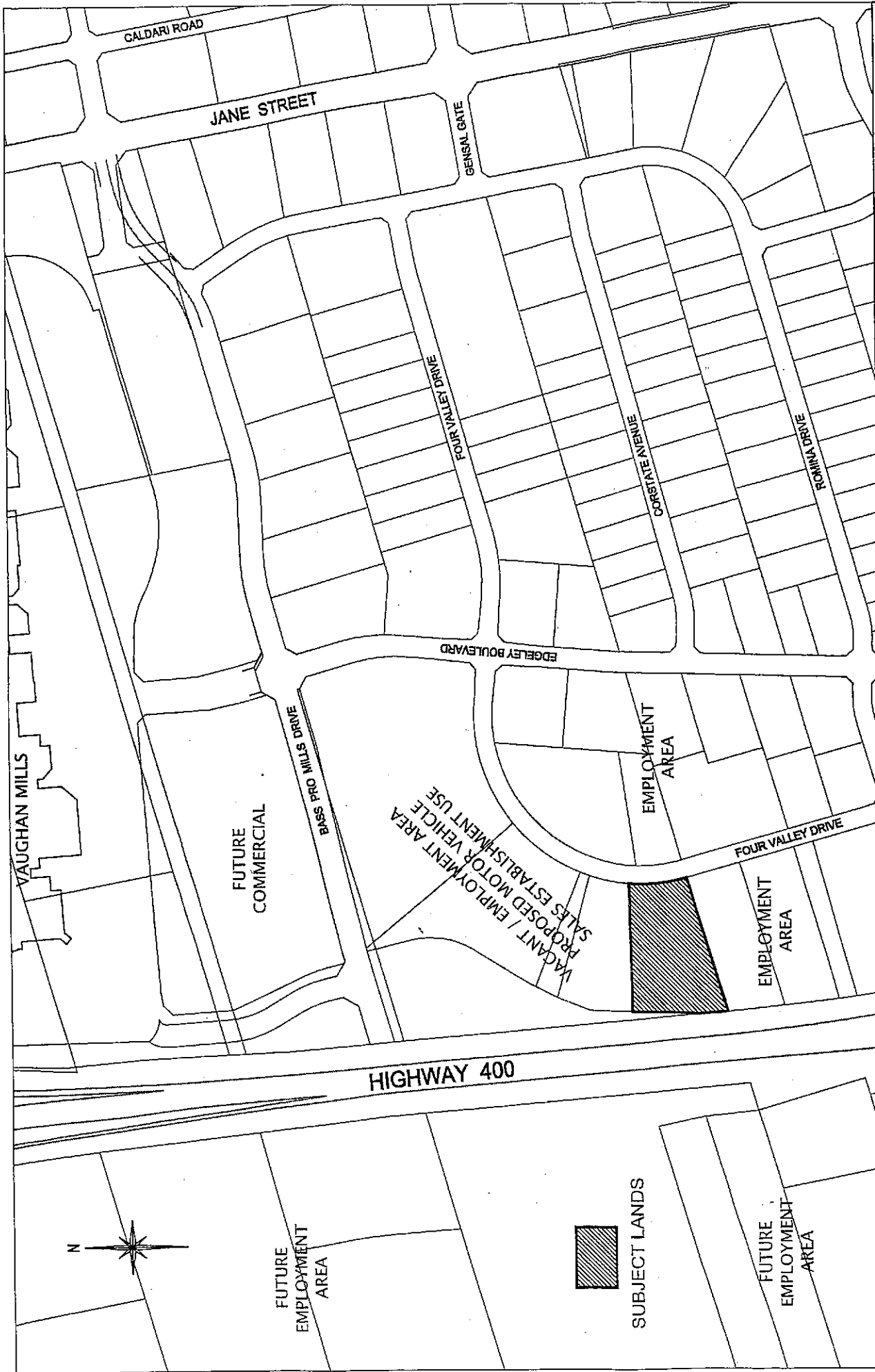
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment 

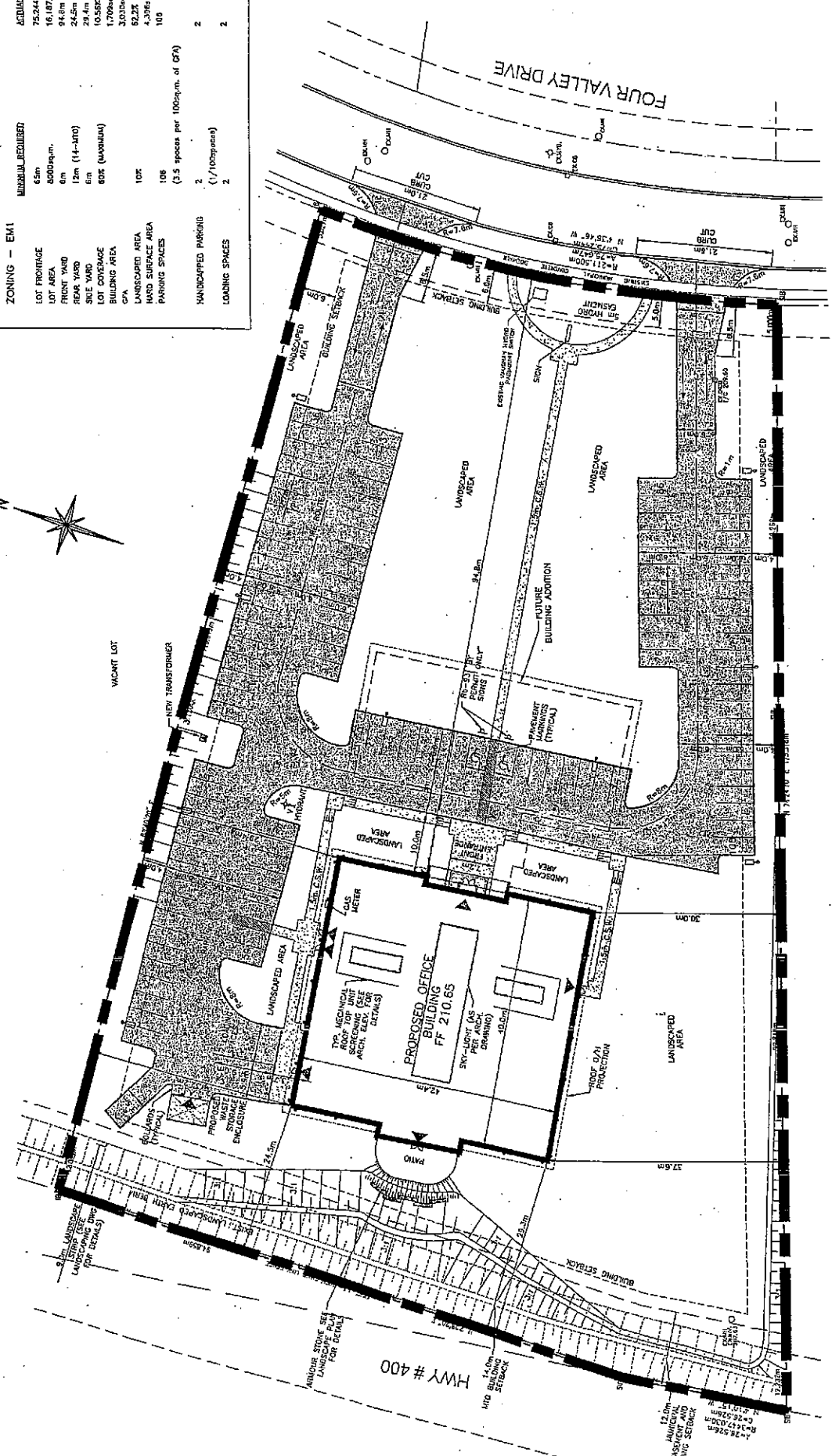
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DA.04.070
Not to Scale
January 4, 2005

City of
Vaughan
Development Planning Department

Location Map
Part of Block 1, 65M-3692; Part 2, 65R-26810,
Lot 13, Concession 5
APPLICANT:
MIELE LIMITED
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SITE DATA CHART

ZONING - EMI	MINIMUM REQUIRED	ACTUAL
LOT FRONTAGE	65m	75.244m
LOT AREA	6000sq.m.	16187.84sq.m.
FRONT YARD	6m	7.45m
REAR YARD	12m (14-16)	24.4m
SIDE YARD	6m	10.55m
LOT COVERAGE	80% (MAXIMUM)	1708sq.m.
BUILDING AREA		3103sq.m.
GFA	10%	62.2%
UNDEVELOPED AREA	10%	4.306sq.m.
ROAD SURFACE AREA	10%	100
PAVING SPACES	2	2
HANDICAPPED PARKING	2	2
LOADING SPACES	2	2
	(1/100sq.m.)	



SUBJECT LANDS

Attachment 2

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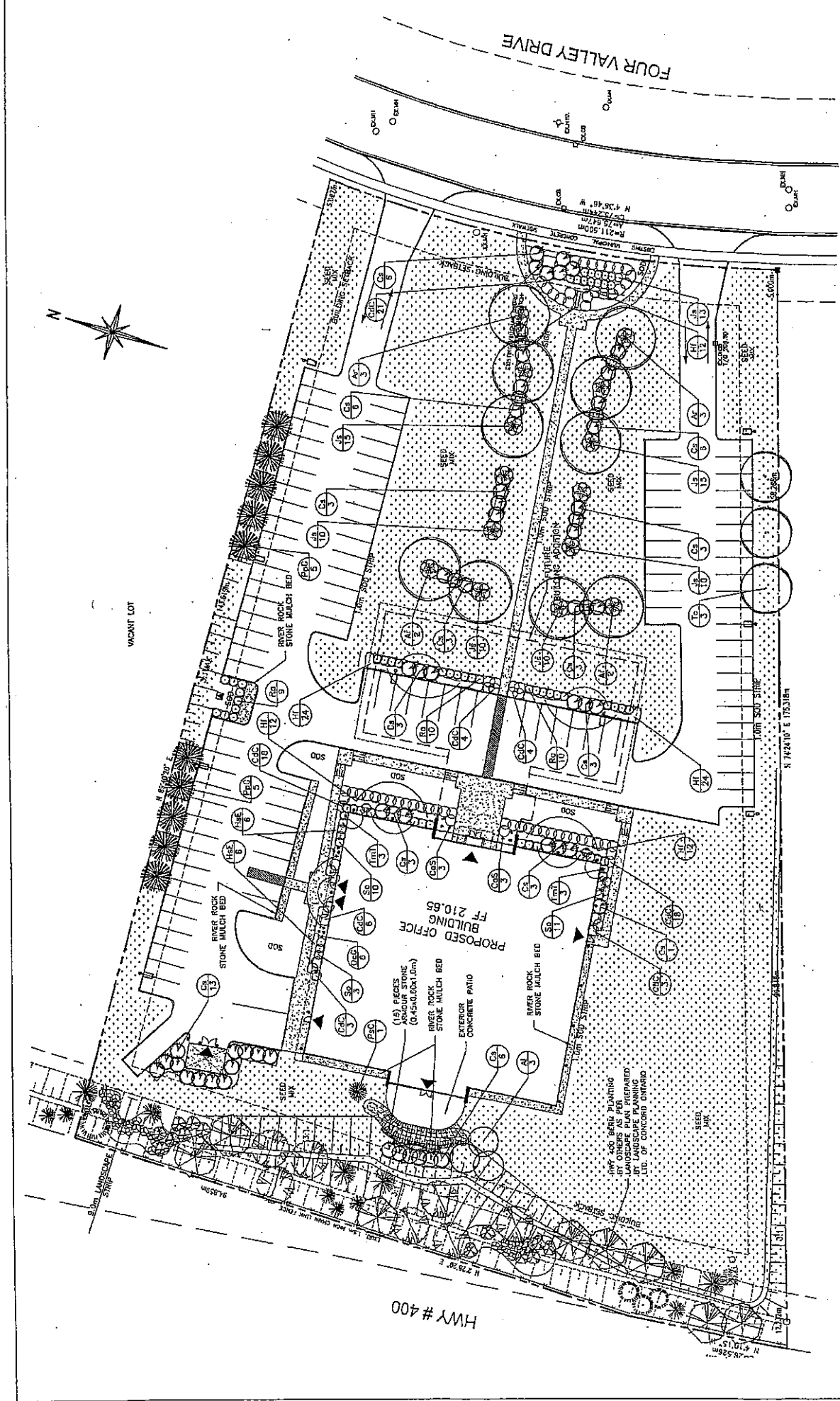
Development Planning Department

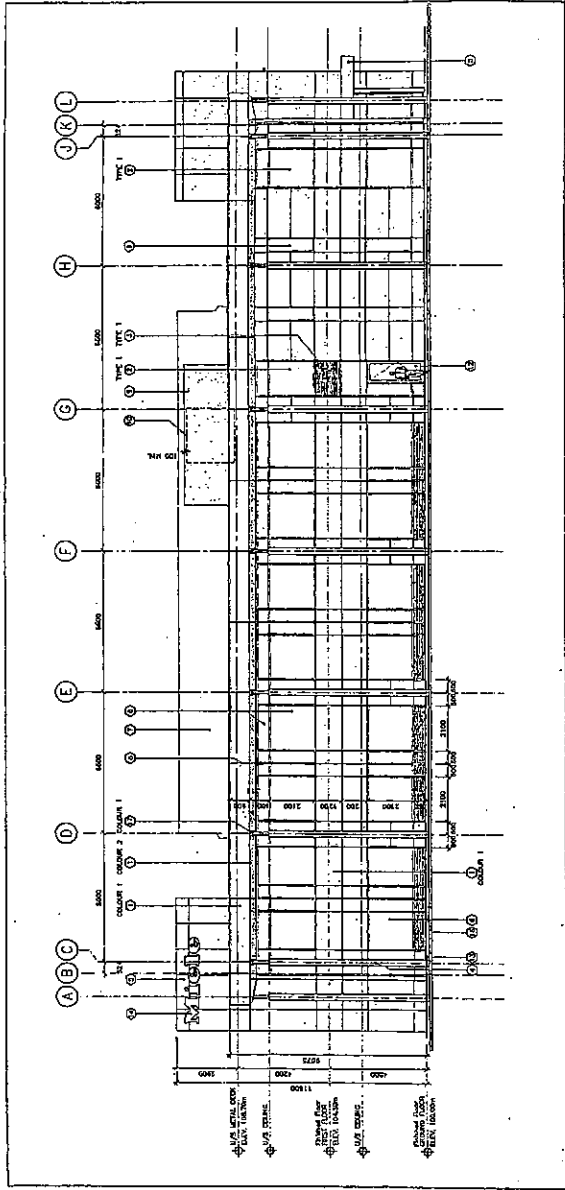
Site Plan

Part of Block 1, 65M-3692; Part 2, 65R-26810,
Lot 13, Concession 5

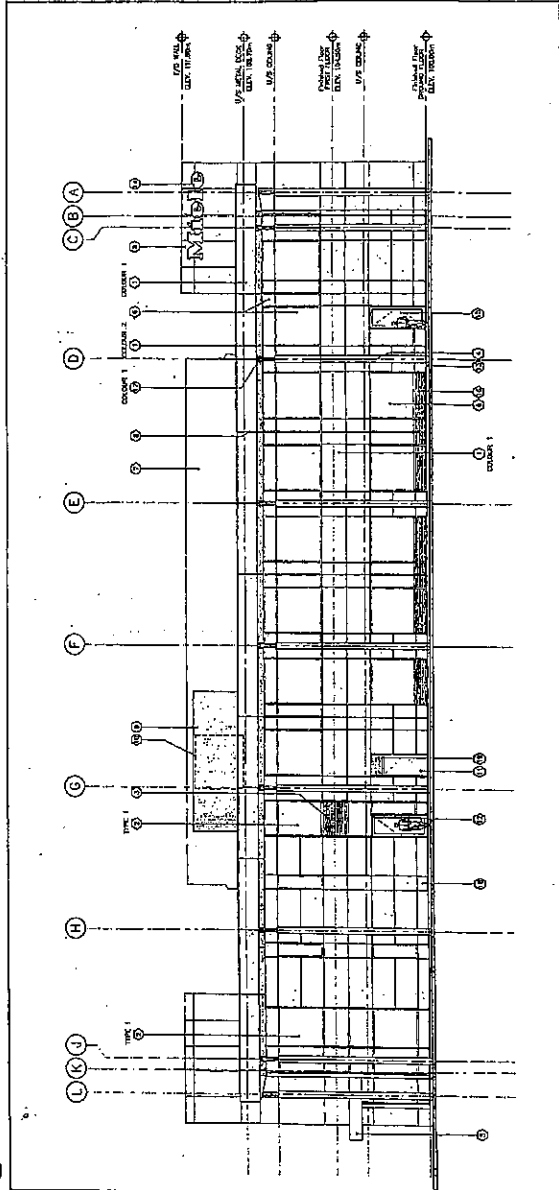
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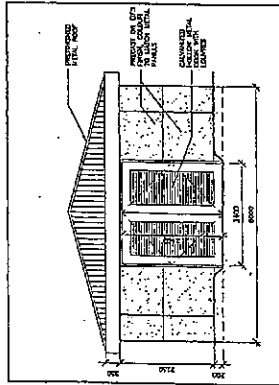




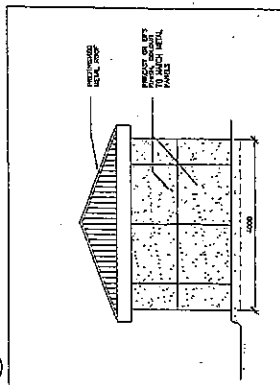
1 SOUTH ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"



3 WASTE STORAGE ENCLOSURE - SOUTH ELEVATION
1/4" = 1'-0"



4 WASTE STORAGE ENCLOSURE - NORTH ELEVATION
1/4" = 1'-0"

North & South Elevations

Part of Block 1, 65M-3692; Part 2, 65R-26810,
Lot 13, Concession 5

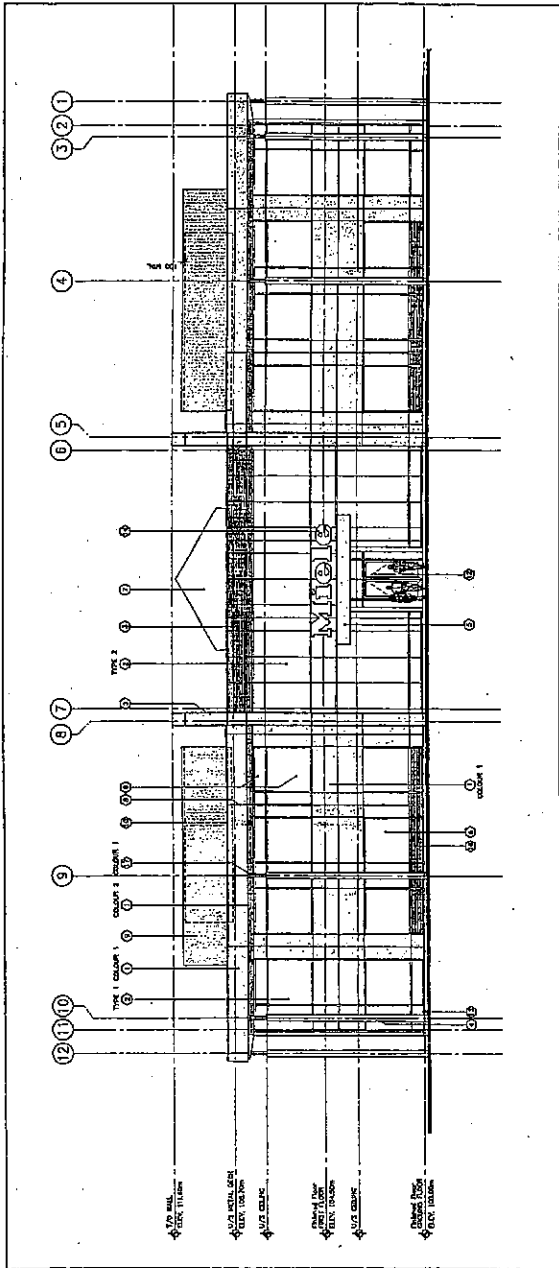
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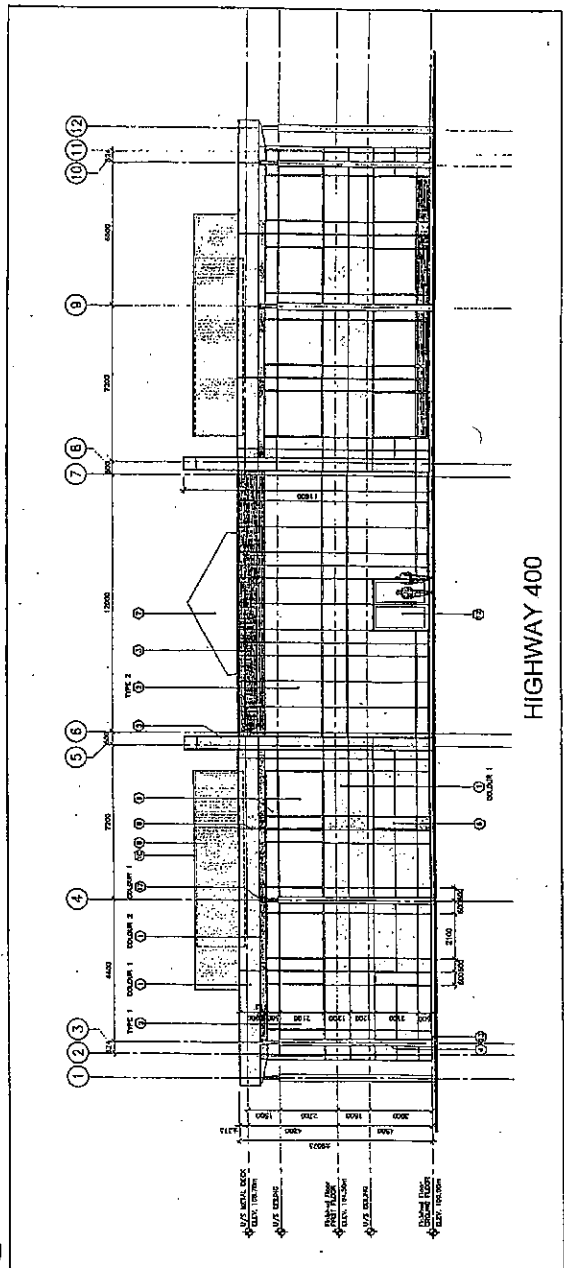


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Attachment 4
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1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

Attachment 5
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City of Vaughan
 Development Planning Department

East & West Elevations
 Part of Block 1, 65M-3692; Part 2, 65R-26810,
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