

COMMITTEE OF THE WHOLE APRIL 18, 2005

SITE DEVELOPMENT FILE DA.02.038 **ROYBRIDGE HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the revised site layout, building elevations and landscape plan for Site Development Application DA.02.038 (Roybridge Holdings Limited), as shown on Attachments #3, #4a, #4b, #4c and #5, BE APPROVED.

Purpose

The Owner has submitted an amendment to an approved Site Development File DA.02.038 (Roybridge Holdings Limited) to facilitate the following revisions on a partially developed commercial site:

- a 1,439.85m² decrease in gross floor area from 2,129.85 m² to 690 m², and reduction in the building height from three to one storey for Building "A";
- a 35m² increase in gross floor area from 1,172.76 m² to 1,207.8 m² for Building "B";
- a two storey, 619m² addition to Building "D" (existing daycare/private school);
- the deletion of Building "E" from the approved site plan;
- the removal of one of the two southerly pedestrian connections to Vellore Hall Park; and
- a new internal walkway and landscaping layout between Weston Road and Ashberry Boulevard and Buildings "A" and "B", respectively.

The approved and amended site plans are shown on Attachments "2" and "3", respectively.

Background - Analysis and Options

The irregular-shaped 1.61 ha site as shown on Attachment #1 is located on the southeast corner of Ashberry Boulevard and Weston Road, being Block 181 on Plan 65M-3391, in Part of Lot 18, Concession 5, City of Vaughan.

The lands are designated "Low Density Residential" by OPA #600 and zoned C3 Local Commercial Zone by By-Law 1-88, subject to Exception 9(1019). The proposed revisions to the approved site plan conform and comply to the Official Plan and Zoning By-Law, respectively. The surrounding land uses are as follows:

- North - Ashberry Boulevard; residential (RV3 Residential Urban Village Zone Three)
- East - residential (RV4 WS Residential Urban Village Zone Four)
- South - Vellore Hall and park (A Agricultural Zone and OS2 Open Space Park Zone)
- West - Weston Road; vacant/future residential (A Agricultural Zone)

On June 9, 2003, Council approved the original site plan (Attachment #2, File DA.02.038) to permit the development of three commercial buildings (Buildings "B", "C", and "E"), a three-storey office building (Building "A") and a private school (Building "D"). To date, Buildings "C" and "D" have been constructed.

Site Plan

The approved site plan (Attachment #2) consists of five buildings that are located around the periphery of the property with a majority of the parking in the centre. The applicant proposes the following revisions to the site plan (Attachment #3) and site statistics:

	<u>Approved</u>	<u>Proposed</u>
Building "A" GFA (office)	2,129.85m ²	690m ²
Building "A" Height	3-storey (13.2m)	1-storey (8.1m)
Building "B" GFA (retail)	1,172.76m ²	1,207.8m ²
Building "C" GFA (retail)	1,061.07m ²	no change
Building "D" GFA (private school)	1,606.06m ²	2,225.06m ²
Building "E"	625.25 m ²	deleted from plan
Total GFA	5,967.18m ²	4,565.00m ²

Two accesses serve the site, including one full movement access to Ashberry Boulevard and one right-in/right-out access to Weston Road. The site is developed with 207 parking spaces. The proposed reduction in total GFA by 1,402.18 m², from 5,967.18 m² to 4,565 m², requires a total of 201 parking spaces, whereas the applicant's site plan provides 210 spaces.

Building Design

Building "A" is a proposed three-storey office/retail building located at the southeast corner of Weston Road and Ashberry Boulevard. The applicant is proposing a reduction in height from 13.2m (three storeys) to 8.1m (one storey) for Building "A", as shown on Attachment #4a. The single-storey building will utilize the same architectural style and building materials as the original building, and will resemble a two-storey building with the incorporation of the upper-level windows. The elevations for Building "A" includes main entrances that are highlighted by columns that face both the street and the parking area. The building consists of brick, with a brick soldier course between the upper and lower portions of the building, and aluminum-framed windows along with dormer-style windows on the peaked asphalt-shingled roof.

Buildings "B" and "D" are approved single-storey buildings along the north and south property lines, respectively. Building "D" is constructed and consists of a brick exterior with a brick soldier course above the windows and stucco accents. The asphalt-shingled roofs are peaked over the unit entrances. The applicant is proposing a two storey, 619m² addition to Building "D", as shown on Attachment #4c, which will consist of the same materials and design noted above. Building "E" will be deleted from the approved site plan to accommodate the addition to Building "D", and a parking area along the west side of the new building. A 35 m² addition is proposed at the southeast corner of Building "B", as shown on Attachment #4b, and will be consistent in design and materials as noted above for Building "D".

Landscaping

The periphery of the site is landscaped with a variety of coniferous and deciduous trees and shrubs. The areas along Weston Road and Ashberry Boulevard have been redesigned to include a new internal walkway and landscaping layout as shown on Attachment #5. The landscaped areas abutting existing residential and open space are sodded and feature Red Oak, Linden, and White Ash trees. The buildings are connected via concrete and interlocking sidewalks. The

easterly of the two existing pedestrian connections to Vellore Hall Park to the south will be removed to facilitate the construction of the proposed addition to Building "D" and the provision of additional landscaping along the south lot line.

Relationship to Vaughan Vision 2007

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

Conclusion

Staff has reviewed the proposed revisions to the approved site, elevation and landscape plans in the context of the policies in OPA #600, the requirements of By-Law 1-88, and the surrounding area. Staff is satisfied that the proposed amendments to the approved site plan including a decrease in gross floor area and reduction in building height for Building "A"; the increase in gross floor area for Building "B"; the addition to Building "D"; the deletion of Building "E"; and the removal of one of two pedestrian connections to Vellore Hall Park, are appropriate and compatible with the surrounding development. Accordingly, Staff can support the proposed amendments to the approved site development agreement for File DA.02.038.

Attachments

1. Location Map
2. Approved Site Plan (June 9, 2003)
3. Proposed Revisions to Site Plan
- 4a. Revised Elevation Plan, Building "A"
- 4b. Revised Elevation Plan, Building "B"
- 4c. Revised Elevation Plan, Building "D"
5. Revised Landscape Plan

Report prepared by:

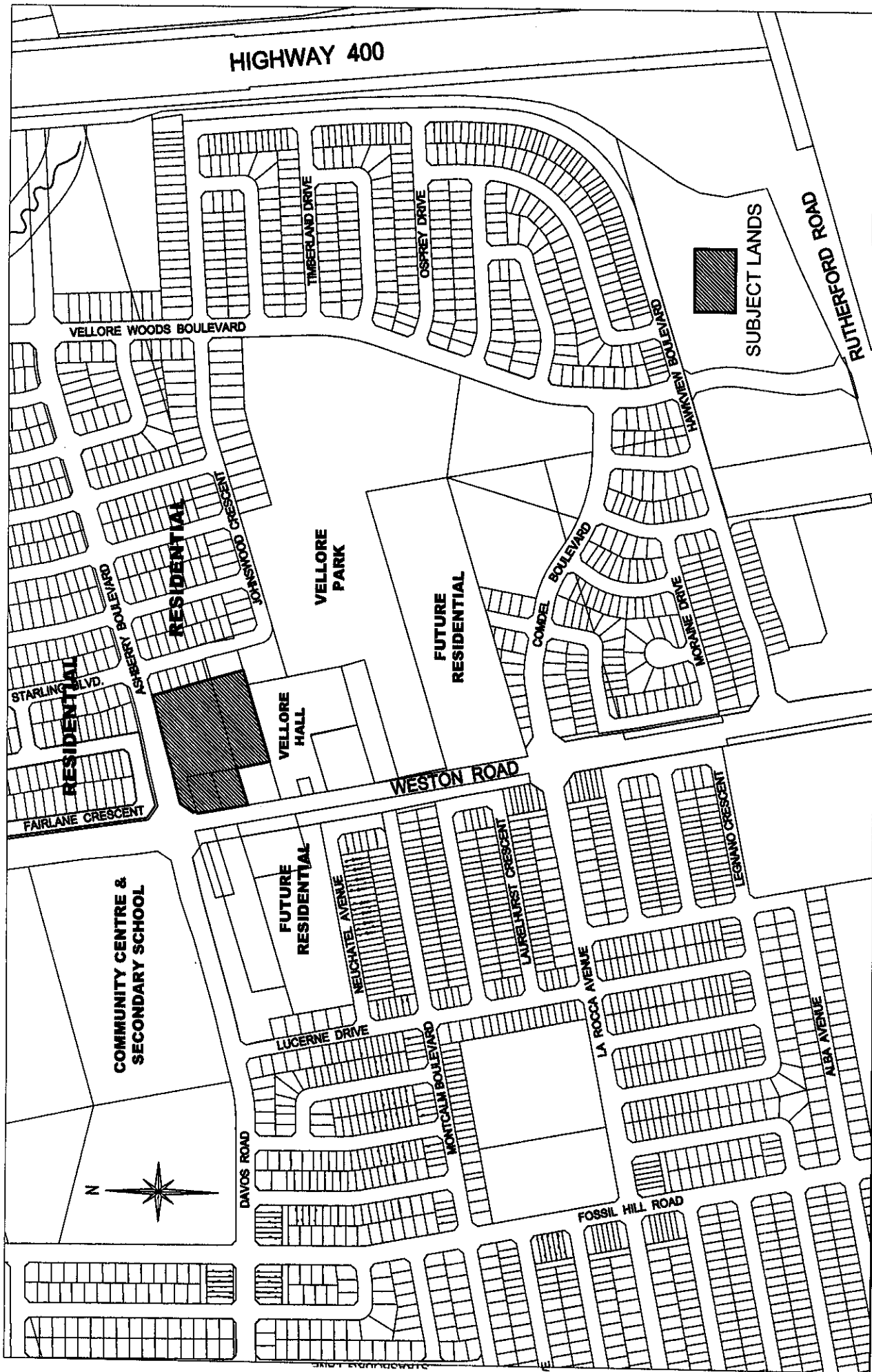
Christina Napoli, Planner 1, ext. 8483
Mauro Peverini, Senior Planner, ext. 8407
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lot 18,
Concession 5

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

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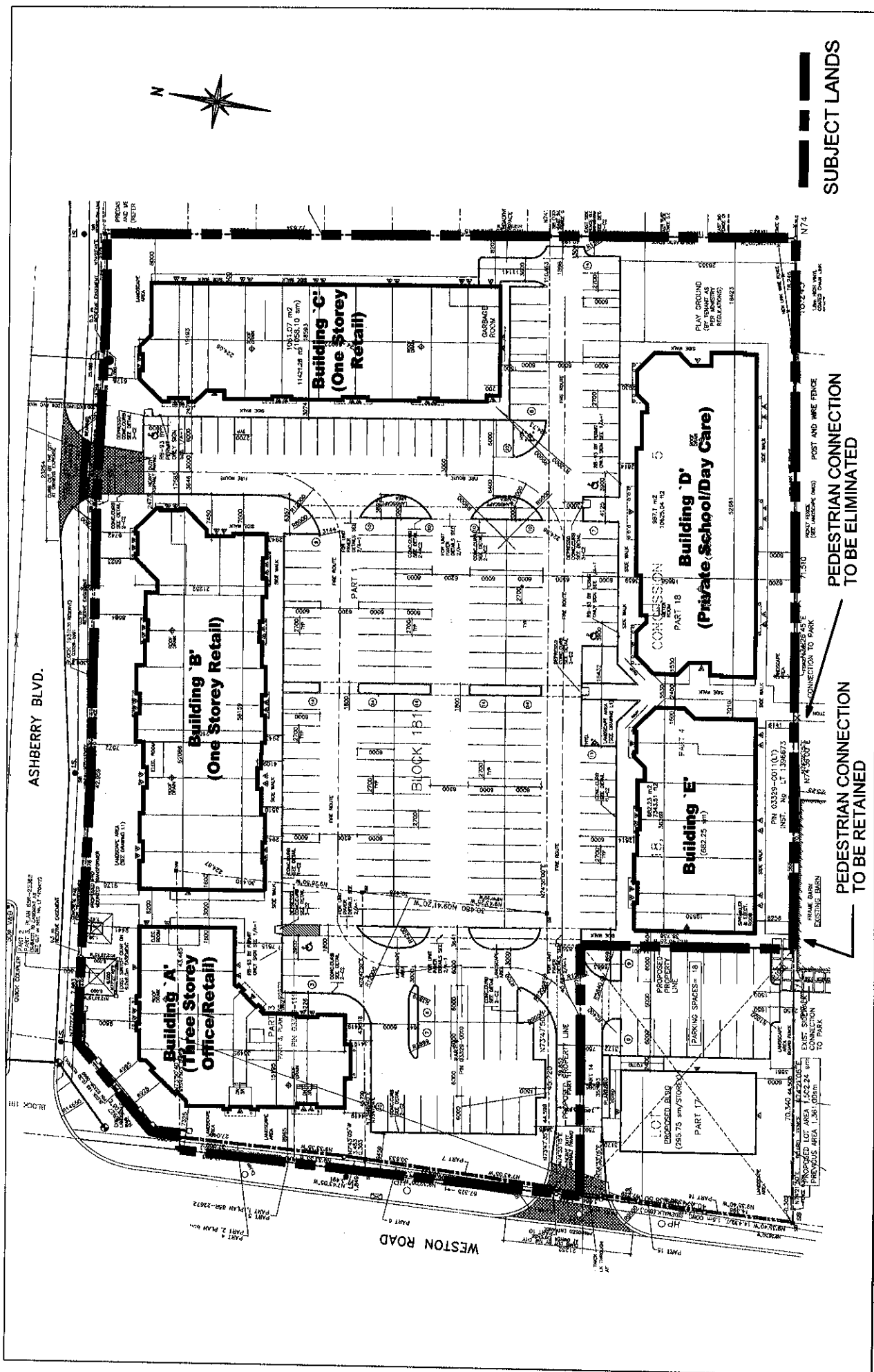
Attachment



FILE No.:
DA.02.038

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March 30, 2005



SUBJECT LANDS

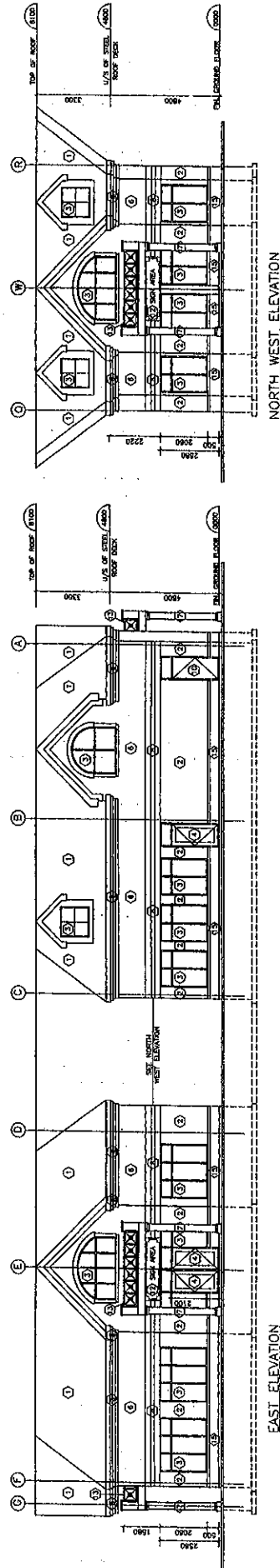
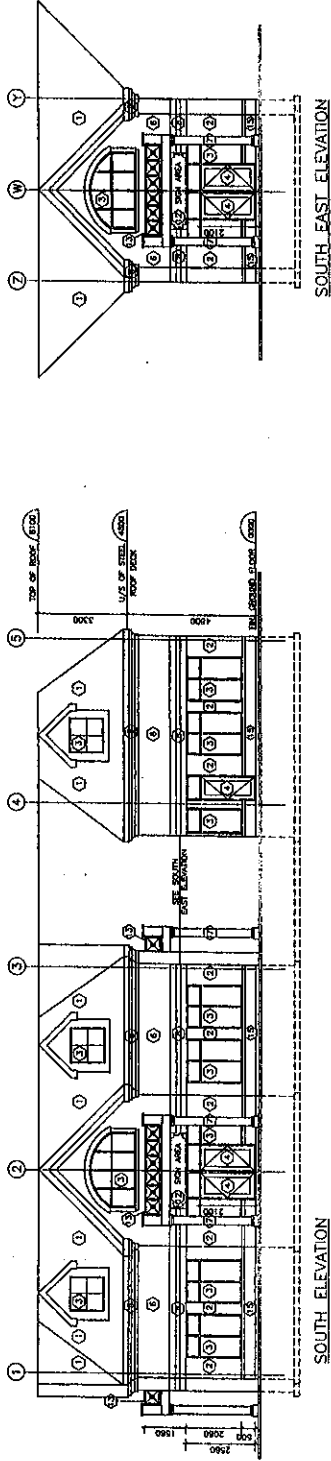
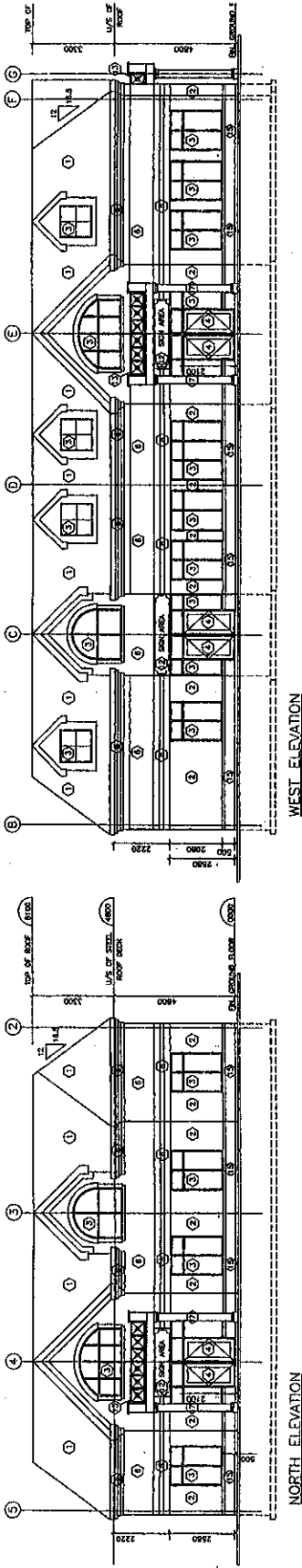
Attachment 2

FILE No.: DA.02.038
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 March 29, 2005

Approved Site Plan (June 9, 2003)
 APPLICANT: ROYBRIDGE HOLDINGS LIMITED
 Part of Lot 18, Concession 5
 City of Vaughan
 Development Planning Department

Approved Site Plan (June 9, 2003)
 APPLICANT: ROYBRIDGE HOLDINGS LIMITED
 Part of Lot 18, Concession 5
 City of Vaughan
 Development Planning Department

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Revised Elevations - Building 'A'

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

Part of Lot 18,
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Attachment 4a

FILE No.:
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March 18, 2005

Attachment 4b

FILE No.: DA.02.038

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March 18, 2005

City of Vaughan

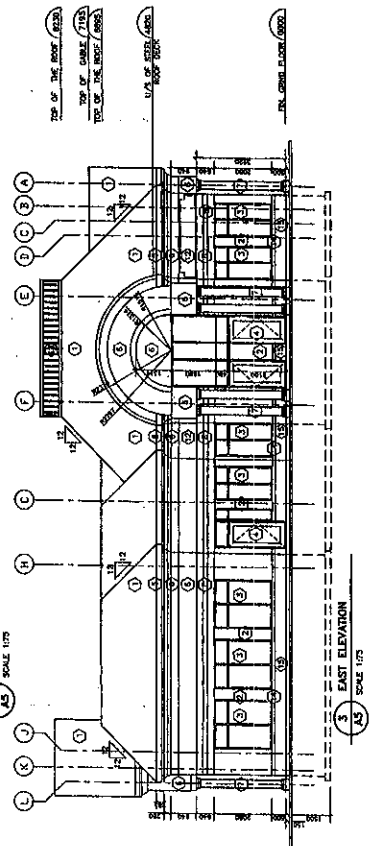
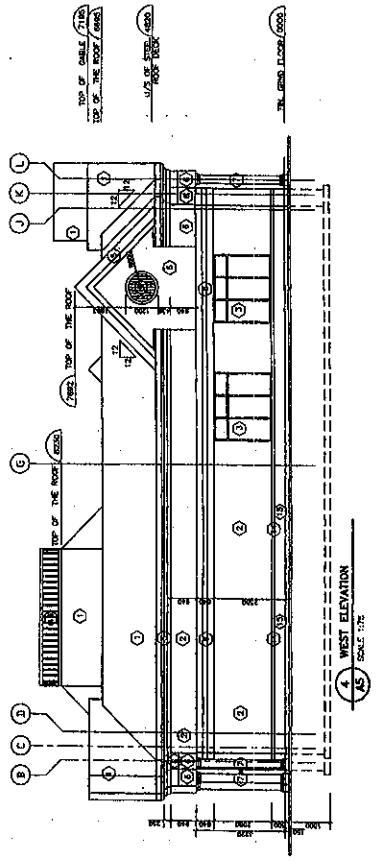
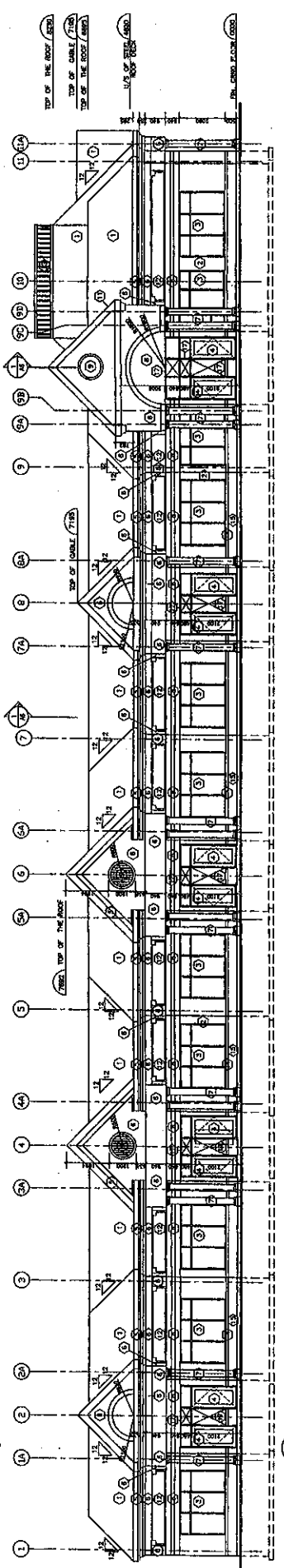
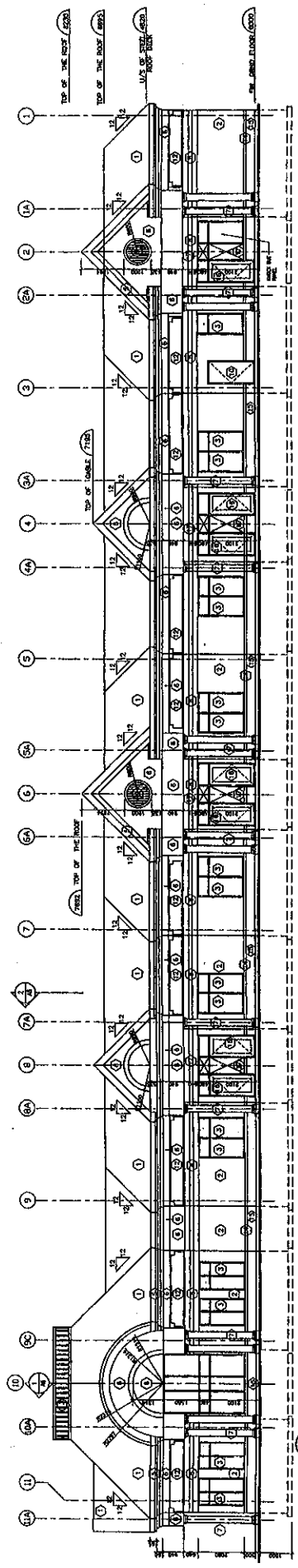
Development Planning Department

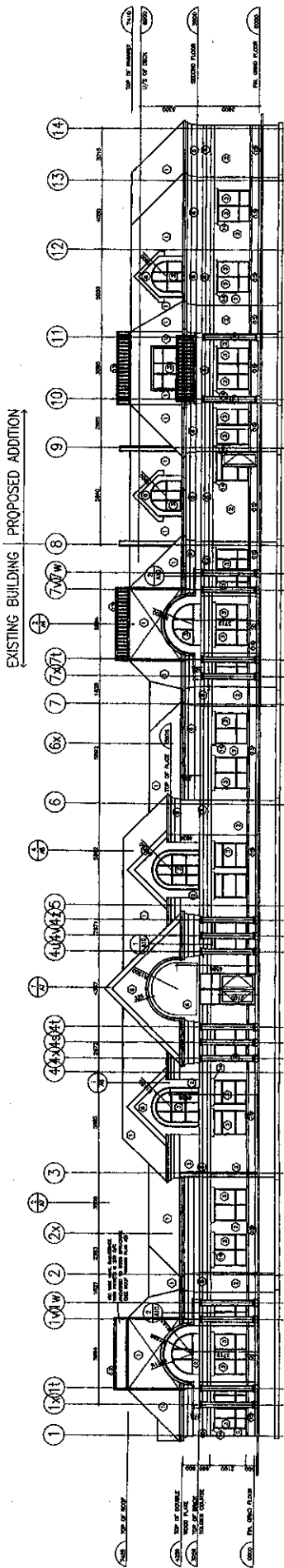
Revised Elevations - Building 'B'

Part of Lot 18,
Concession 5

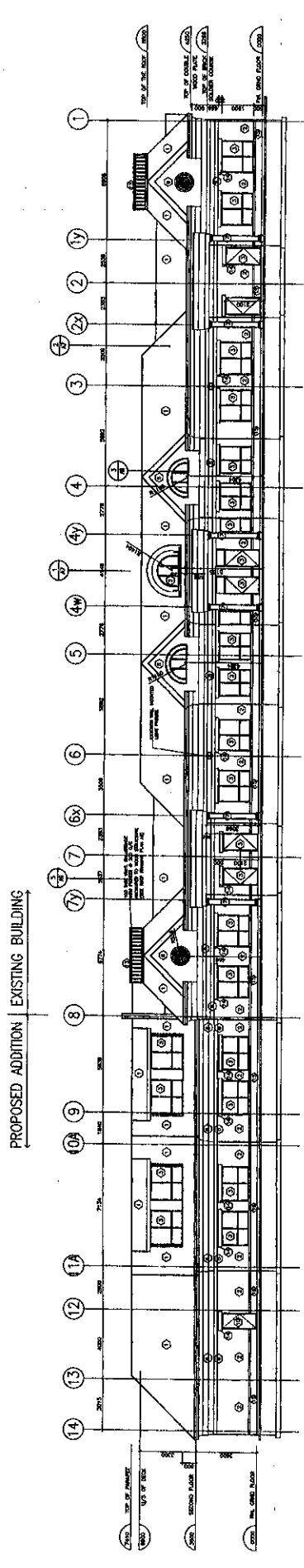
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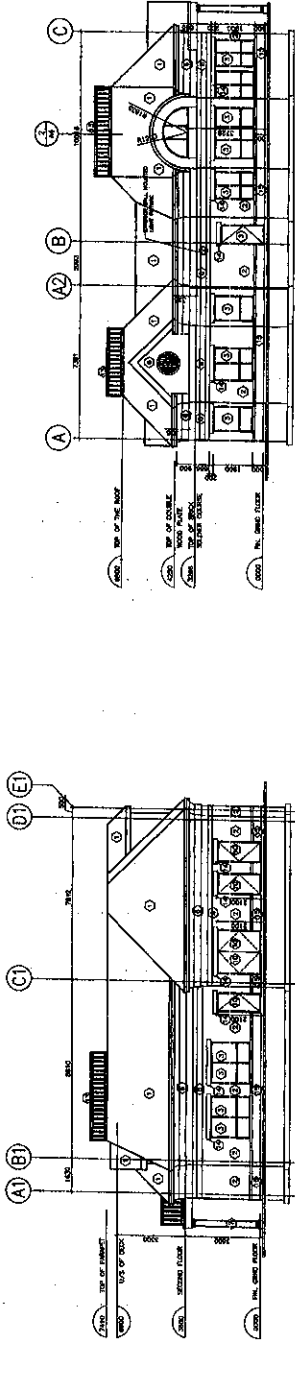




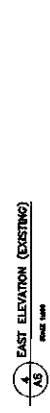
1 NORTH ELEVATION
DATE 1998



2 SOUTH ELEVATION
DATE 1998



3 WEST ELEVATION (PROPOSED)
DATE 1998



4 EAST ELEVATION (EXISTING)
DATE 1998

Revised Elevations - Building 'D'

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

Part of Lot 18,
Concession 5

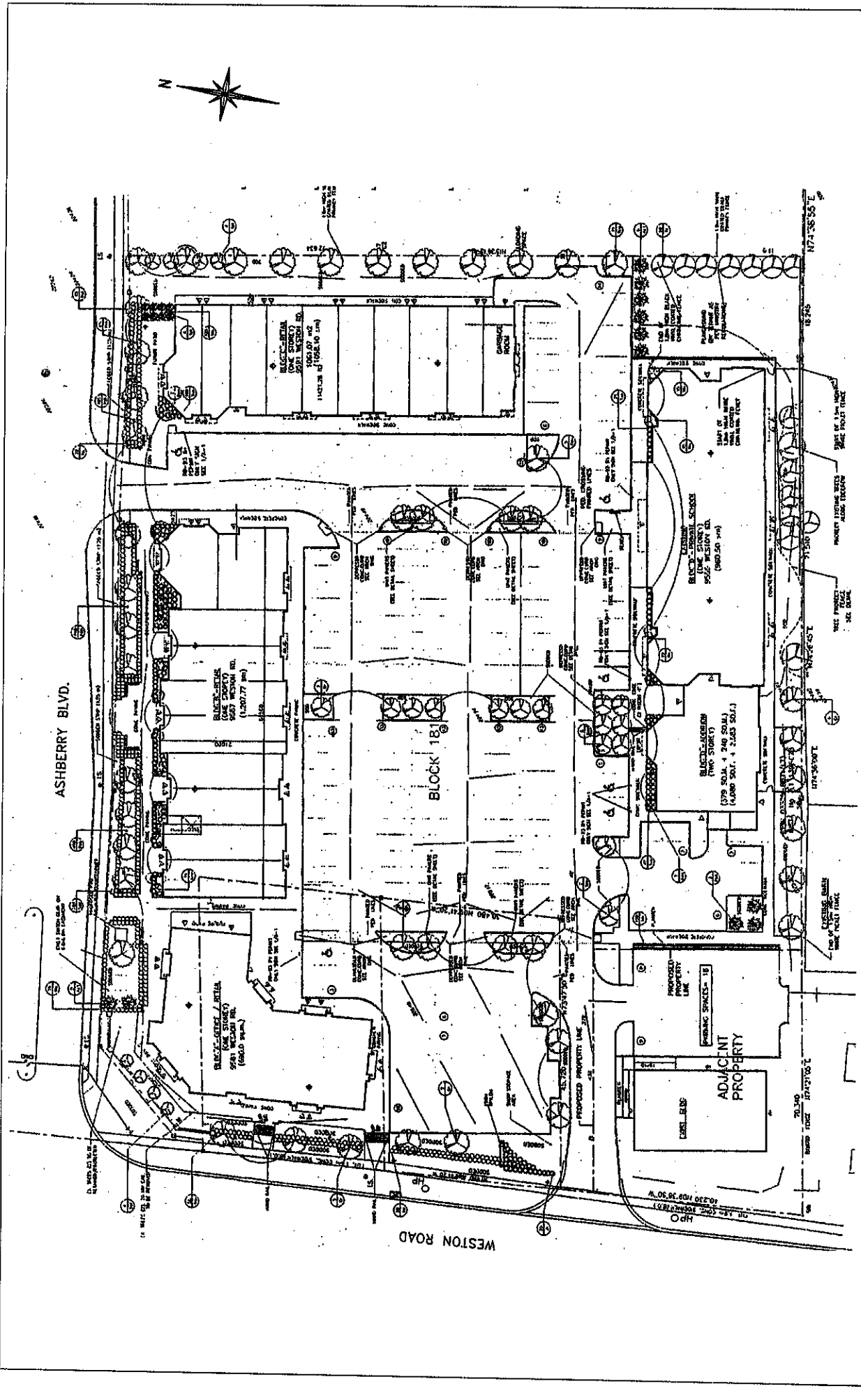


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Attachment
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March 22, 2005



Revised Landscape Plan

Part of Lot 18,
Concession 5

APPLICANT:
ROYBRIDGE HOLDINGS LIMITED

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02.23.00 (REVISED)
ON A-5-C-500 (REVISED)

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March 18, 2005

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