

COMMITTEE OF THE WHOLE JUNE 16, 2008

SITE DEVELOPMENT FILE DA.07.059 LORMEL DEVELOPMENTS (WESTON) INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachments #3, #4 and #5 (Buildings "A", "B" and "C", respectively) for Site Development File DA.07.059 (Lormel Developments (Weston) Inc.) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the building elevations (Attachments #3, #4 and #5) for Site Development File DA.07.059 on the subject lands shown on Attachment #1, to permit the development of the 3.28 ha site with a three-storey office with a connected one-storey multi-unit industrial building including a second-storey mezzanine (Building "A" - 7,951.86 m²), and two, one-storey multi-unit industrial buildings, each with a second-storey mezzanine (Building "B" - 5,963.90 m² and Building "C" - 5,611.76 m²) as shown on Attachment #2.

Background - Analysis and Options

Location

The subject lands are located on the east side of Cityview Boulevard, north of Major Mackenzie Drive, being Block 268 on Plan 65M-3898, in Part of Lot 22, Concession 5, City of Vaughan, as shown on Attachment #1.

Official Plan/Zoning By-law

The subject lands are designated "High Performance Employment Area" by OPA #600 and are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1223). The proposed industrial development conforms to the Official Plan and complies with the Zoning By-law. The subject lands are within the approved Block 33 West Block Plan.

Elevations/Building Design

The development includes three buildings, two of which face Highway #400 (Buildings "A" and "B"), as shown on Attachment #2. The main entrance for the office use in Building "A", which faces Highway #400, is comprised of two symmetrical sets of brown brick columns extending from the first to the third storey. The first storey is clad in brown brick and beige coloured precast concrete, which flanks vision glass and the main entrance. The façade also features vision and non-vision glass on the second and third storeys, which wrap around a portion of the north and south elevations, as shown on Attachment #3. The façades for Building "B" where it faces Highway #400, and Buildings "A" and "C" where they face Cityview Boulevard are comprised of a

similar treatment of brown brick columns flanking vision and non-vision glazing, and beige precast concrete cladding, as shown on Attachments #3, #4 and #5. The facades that face the interior of the site, which is the loading area, will be clad in beige concrete with square windows in the upper level of the first floor, as shown on Attachments #3, #4 and #5.

The roof-top mechanical equipment is proposed to be screened from the view of Cityview Boulevard and Highway #400. The proposed elevations for Buildings "A", "B" and "C" do not include any wall signage, and therefore, the Applicant must comply with the Sign By-law upon application for a Building Permit.

Buildings "A" and "B" are setback 27 m from the Ministry of Transportation (MTO) right-of-way, whereas MTO requires a minimum setback of 14 m from their right-of-way. The site plan includes a landscaped area abutting the MTO right-of-way ranging between 9 m and 15 m, as shown on Attachment #6. Landscaping is also provided within a 6 m wide strip abutting Cityview Boulevard.

Sustainability

The sustainable features proposed for the development include bike racks; and, double glazed vision glass, insulated non-vision glass and insulated pre-cast concrete panels for the cladding of the buildings.

City Engineering Department

The City Engineering Department has no objections to the proposal and requires that the final site servicing, grading and stormwater management plans be addressed to their satisfaction.

Ministry of Transportation

The Ministry of Transportation (MTO) has reviewed the proposal and requires that a traffic impact study be prepared for MTO approval and that a survey be provided to confirm MTO's right-of-way.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has no objections to the proposed development, and does not wish to be party to the implementing site plan agreement or letter of undertaking, whichever is in effect, for the proposed development.

Conclusion

The Development Planning Department is satisfied with the proposed elevations, for the one, three-storey office with one-storey multi-unit industrial building (Building "A"), and two, one-storey multi-unit industrial buildings (Buildings "A" and "C").

Attachments

1. Location Map
2. Site Plan
3. Elevations - Buildings "A"
4. Elevations - Buildings "B"
5. Elevations - Buildings "C"
6. Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning


GRANT UYEVAMA
Manager of Development Planning

/CM



LEGEND

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RD4 - RESIDENTIAL DETACHED ZONE FOUR
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE

SUBJECT LANDS 

Location Map

Part of Lots 22 & 23,
Concession 5

APPLICANT:
LORMEL DEVELOPMENTS (WESTON) INC.

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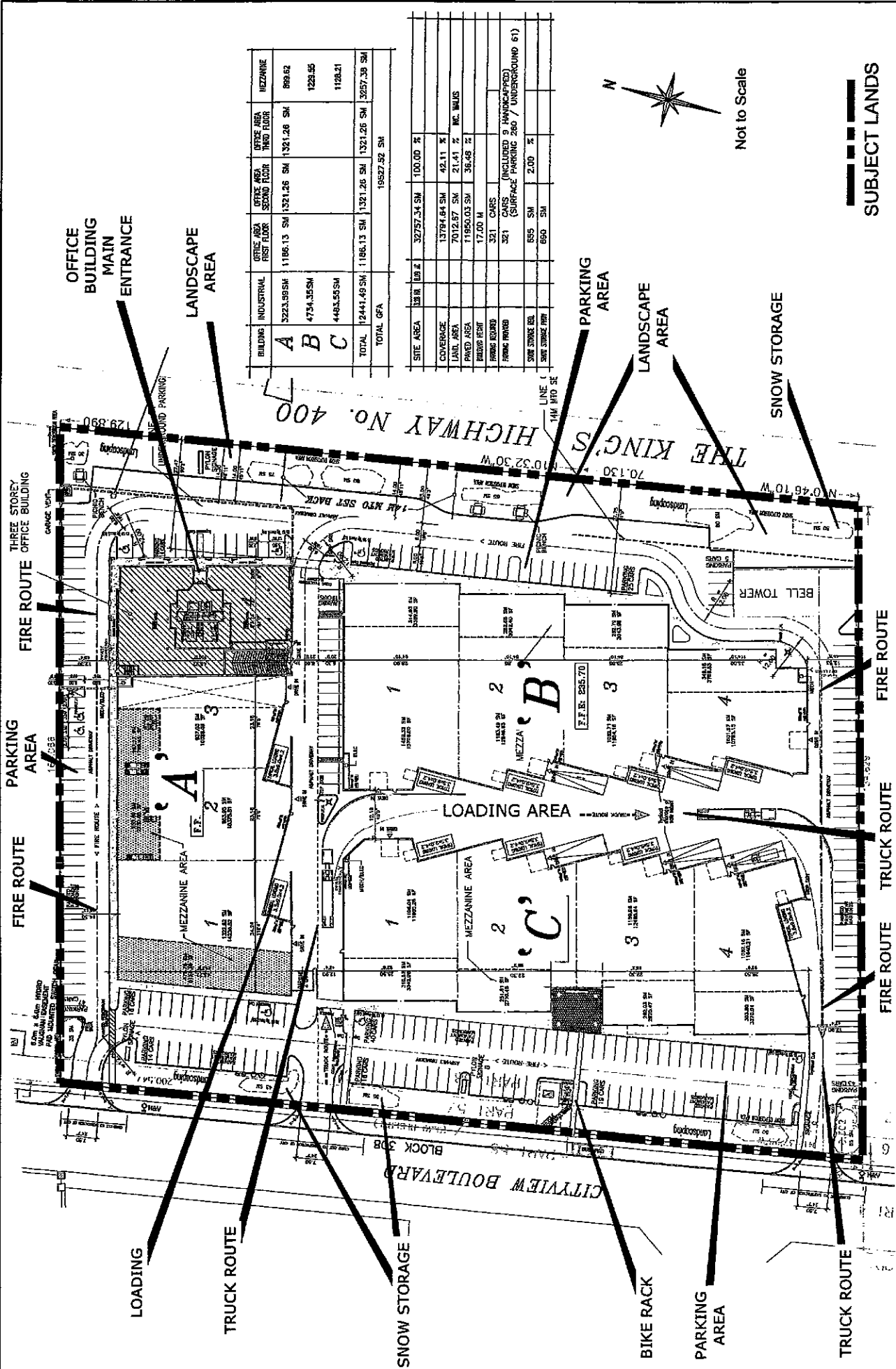


The City Above Toronto

Development Planning Department

Attachment

1
FILE No.:
DA.07.059
RELATED FILES:
Z.00.022 & 19T-00V03
May 30, 2008



BUILDING	INDUSTRIAL	OFFICE AREA FIRST FLOOR	OFFICE AREA SECOND FLOOR	OFFICE AREA THIRD FLOOR	MEZZANINE
A	3224.98 SM	1186.13 SM	1321.26 SM	1321.26 SM	888.62
B	4734.35 SM				1229.55
C	4484.56 SM				1128.21
TOTAL	12444.90 SM	1186.13 SM	1321.26 SM	1321.26 SM	3057.38 SM
TOTAL GFA			19527.92 SM		

SITE AREA	138.88	32757.34 SM	100.00 %
COVERAGE	13784.64 SM	42.11 %	
LAND AREA	7012.87 SM	21.41 %	MC. WILKS
PAVED AREA	11950.03 SM	36.48 %	
PAVED PERCENT	17.00 M		
FRONT YARD	321	CARS	
REAR YARD	321	CARS (INCLUDED 9 HANDICAPPED) (SURFACE PARKING 260 / UNDERGROUND 61)	
STREET STORAGE PERCENT	585	SM	2.00 %
STREET STORAGE PERCENT	650	SM	



Not to Scale

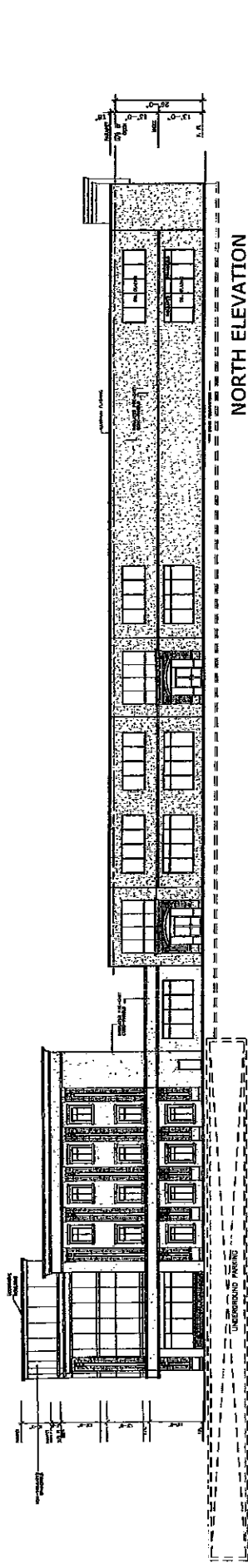
SUBJECT LANDS

Attachment 2
 FILE No.: DA.07.059
 RELATED FILES: Z.00.022 & 19T-00V03
 June 10, 2008

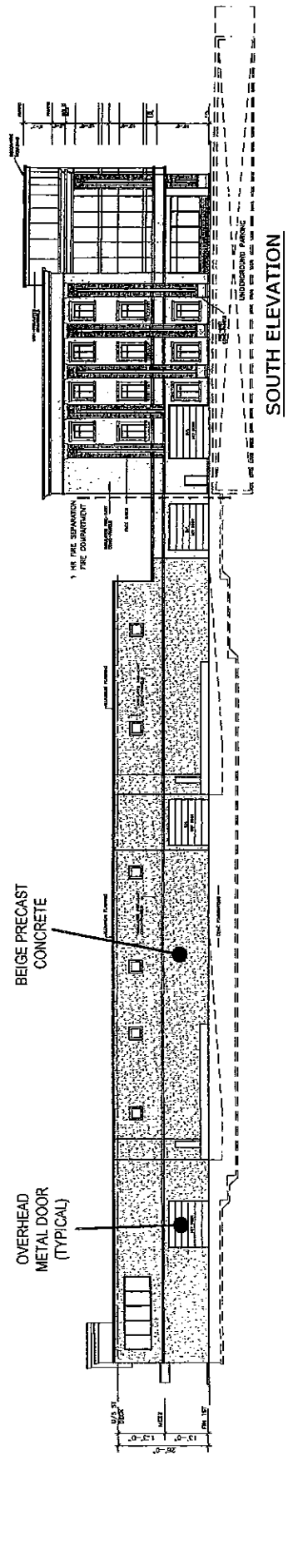


Development Planning Department

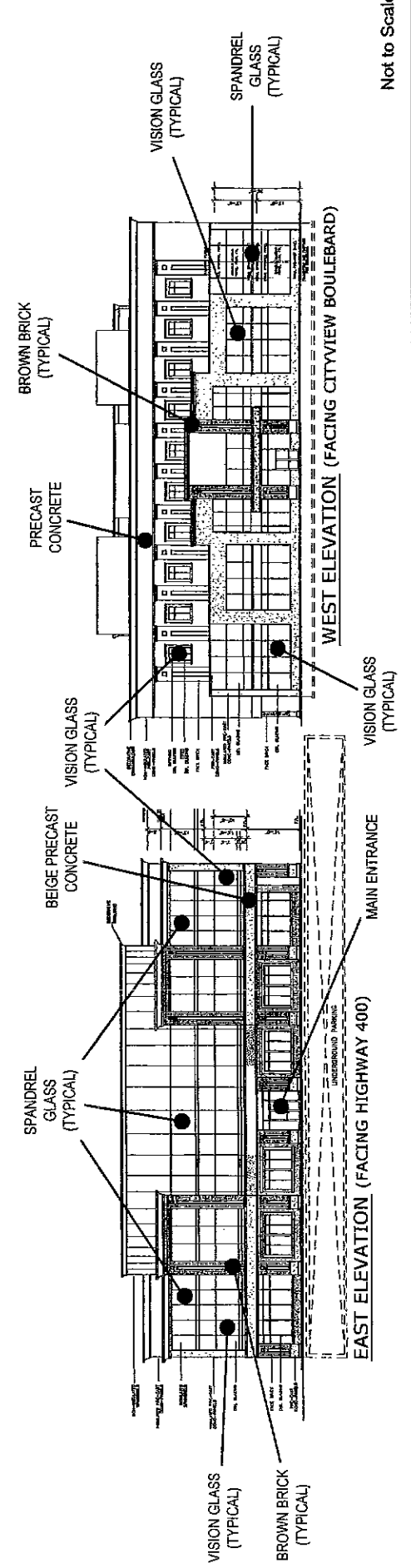
Site Plan
 Part of Lots 22 & 23,
 Concession 5
 APPLICANT: LORMEL DEVELOPMENTS (WESTON) INC.
 N:\UP\1 ATTACHMENTS\DA\06.07.059



NORTH ELEVATION



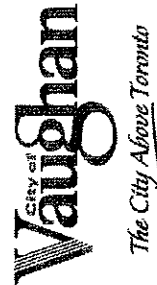
SOUTH ELEVATION



WEST ELEVATION (FACING CITYVIEW BOULEVARD)

Not to Scale

Elevations - Building 'A'



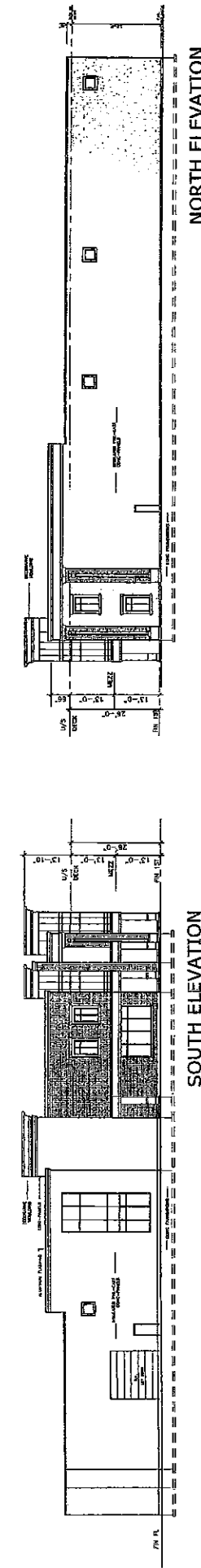
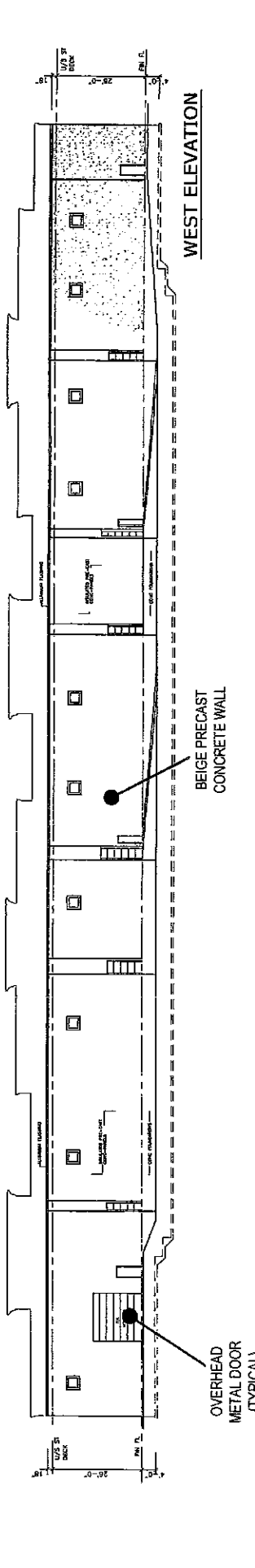
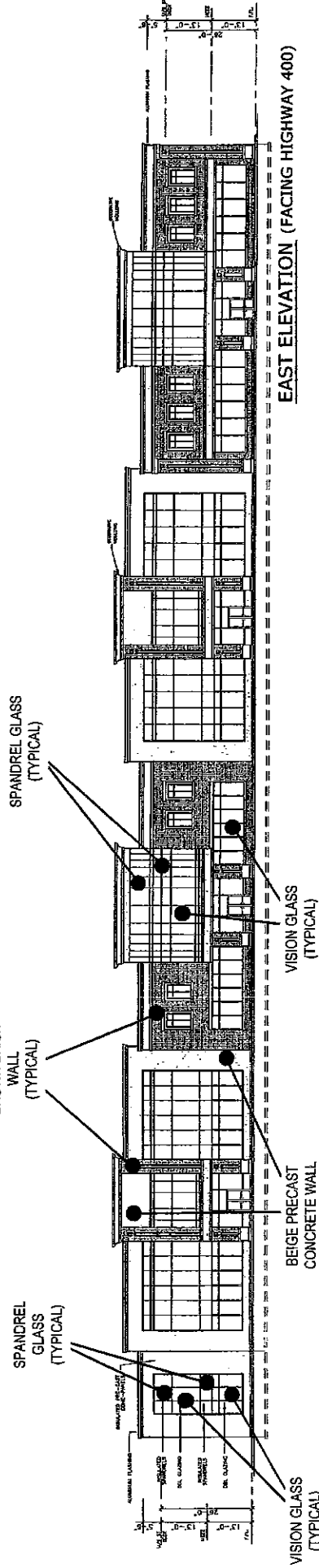
Development Planning Department

Attachment 3

FILE No.: DA.07.059
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 May 30, 2008

Part of Lots 22 & 23,
 Concession 5

APPLICANT:
 LORMEL DEVELOPMENTS (WESTON) INC.
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Attachment 4

FILE No.: DA.07.059
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 May 30, 2008



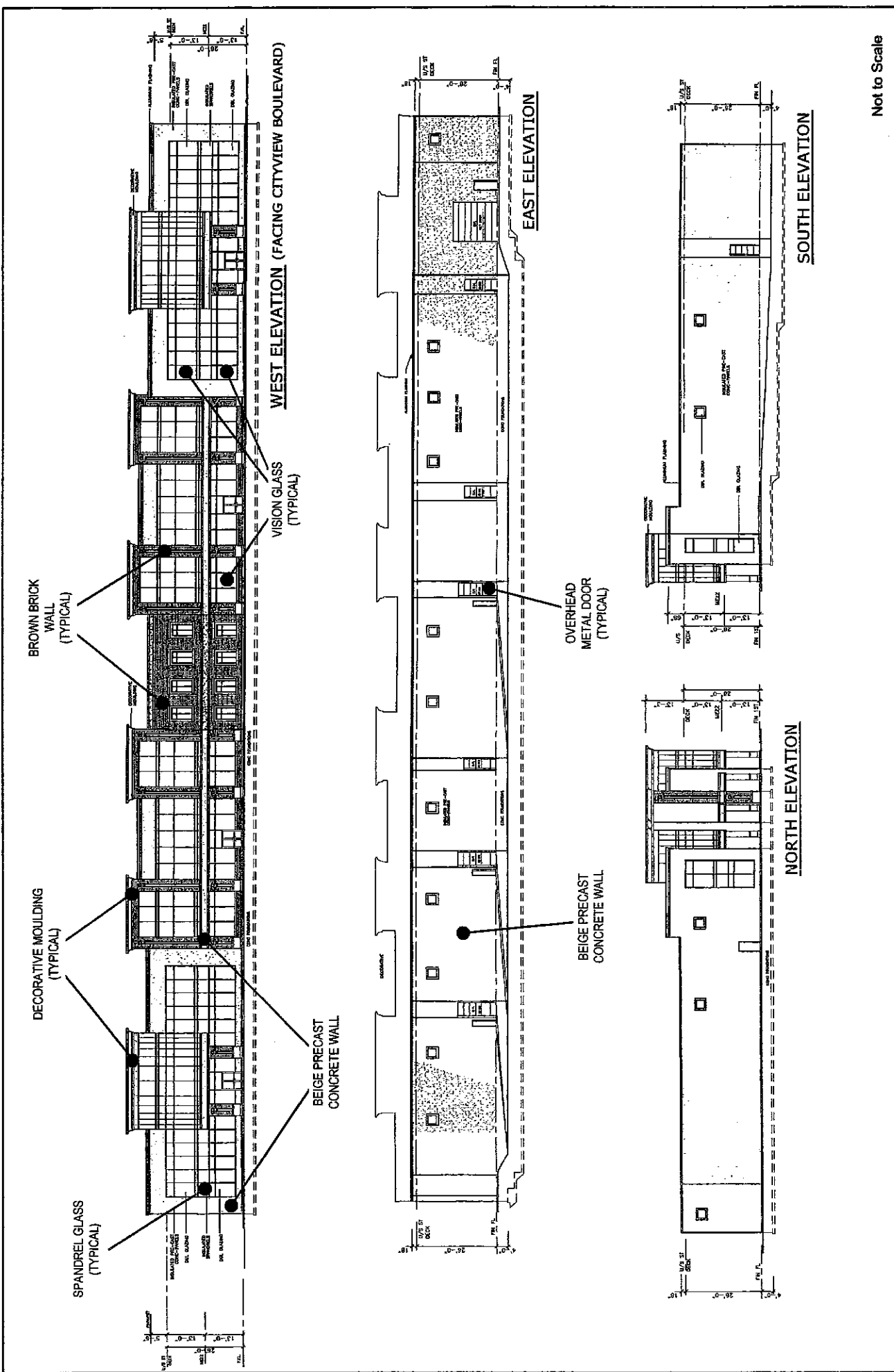
Elevations - Building 'B'

Part of Lots 22 & 23,
 Concession 5

APPLICANT:
 LORMEL DEVELOPMENTS (WESTON) INC.

Development Planning Department

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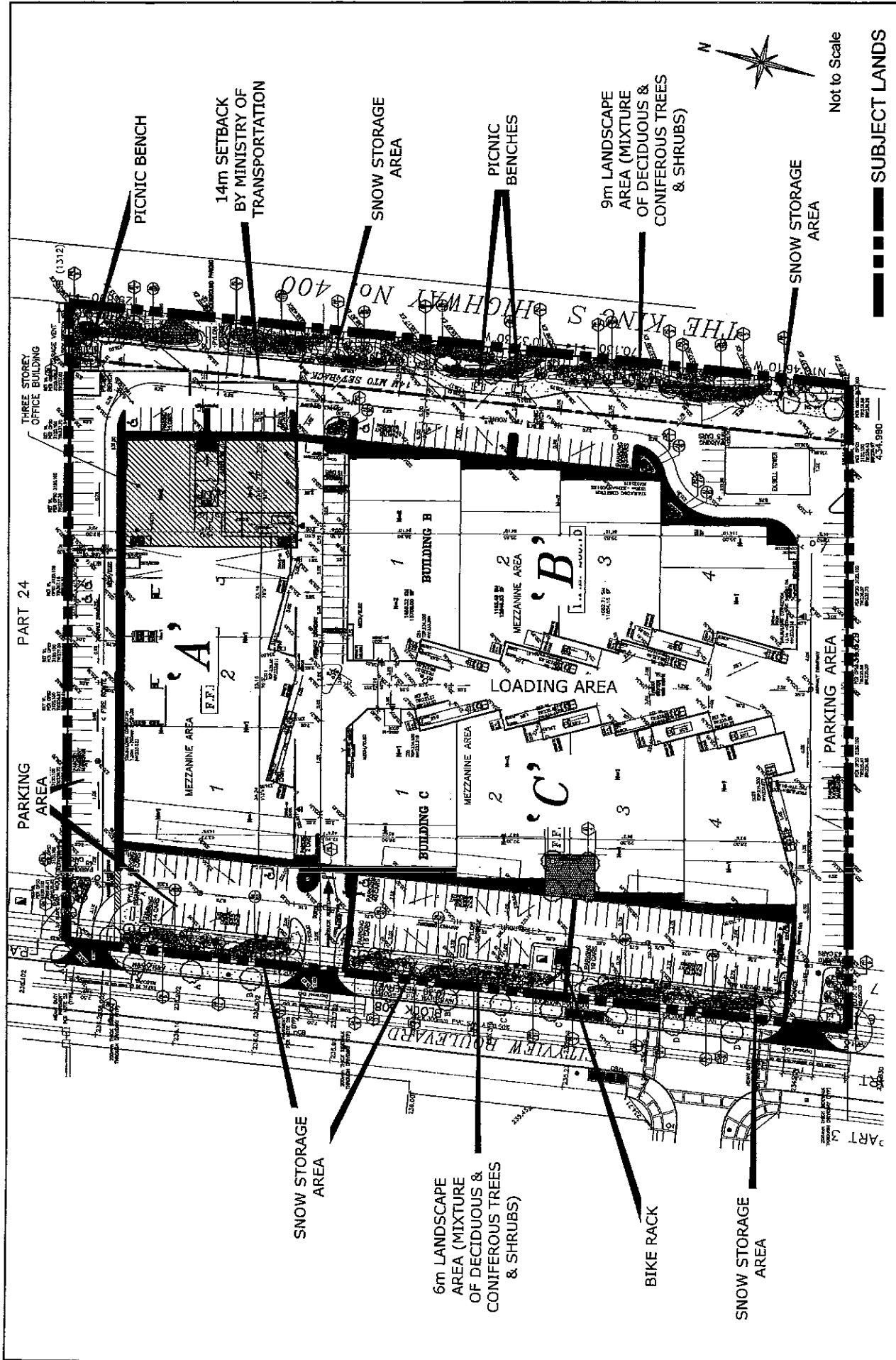


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Attachment 5
 FILE No.: DA.07.059
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 May 30, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

Elevations - Building 'C'
 Part of Lots 22 & 23,
 Concession 5
 APPLICANT: LORMEL DEVELOPMENTS (WESTON) INC.
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Landscape Plan

Part of Lots 22 & 23,
 Concession 5
 APPLICANT:
 LORMEL DEVELOPMENTS (WESTON) INC.
NA\UPT\ATTACHMENTS\UA\06.07.09



Development Planning Department

Attachment 6

FILE No.:
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