

COMMITTEE OF THE WHOLE AUGUST 31, 2010

SITE DEVELOPMENT FILE DA.10.062 LEVIATHAN INVESTMENTS INC. WARD 1

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.062 (Leviathan Investments Inc.) to permit the development of the subject lands shown on Attachments #1 and #2 with one single U-shaped multi-unit building with a 2-storey office component in Units #7 and #8, shown on Attachments #3 to #6, BE APPROVED.

Contribution to Sustainability

The following sustainable features will be incorporated into the building design:

- i) the glazing system for all buildings will utilize a thermally-broken curtain wall system with low emissivity glass coating;
- ii) compliance with ASHRAE Standards;
- iii) insulated (R20) walls and roof;
- iv) all roof top units are screened from view by a continuous building parapet, which mitigates both sound emitted by the roof top units and visual exposure;
- v) locally manufactured exterior building materials; and,
- vi) light coloured roof finishes to cut down heat generated by the roof.

Economic Impact

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

Communications Plan

N/A

Purpose

To amend the original approved Site Development Application DA.08.027 (Leviathan Investments Inc.) from 2 multi-unit industrial buildings and a 3-storey office building (Attachments #7 to #11) to one single U-shaped multi-unit building with a two-storey office component in Units #7 and #8, as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The subject lands are located on the east side of Cityview Boulevard, west side of Highway #400, and south of Teston Road, being Block 70 on Plan 65M-3903, in Part of Lot 25, Concession 5, City of Vaughan as shown on Attachments #1 and #2.

Official Plan

The subject lands are designated "High Performance Area" by OPA #600, and the proposed development conforms to the Official Plan.

OPA #600 states that "development will be characterized by visual attractiveness and a high standard of urban design applied to all elements of the public and private realm. Lands located at the interface with residential development to the west, north and south will be the subject of specific design measures to ensure the visual attractiveness of the streetscape, and compatibility and complementary appearance between the residential and employment areas."

On September 21, 2009, Vaughan Council approved a Site Development Application File DA.08.027 (see Attachments #7 to #11) consisting of 3 buildings with a high standard of urban design and visual attractiveness, as well as outdoor amenity areas and pedestrian connections, as shown on Attachment #8.

The current proposal connects all of the buildings creating one U-shaped building and deletes the 2547.45m² three-storey stand alone office building and replaces it with a 1452.47m² two-storey office component within 2 units of the industrial building (Units #7 and #8).

Zoning

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1222). The revised proposal complies with By-law 1-88 and Exception 9(1222).

Site Layout/ Building Design

The proposed development includes one U-shaped one-storey multi-unit industrial building, with a two-storey office component in Units #7 and #8, as shown on Attachment #3. The previous Council approved site plan included 3 buildings, 2 of which faced Highway 400 (Buildings "B" and "C"), as shown on Attachment #7. Both Buildings "A" and "B" were multi-unit industrial buildings. A 3-storey freestanding office building (Building "C") was proposed at the south end of the site, adjacent to the Highway 400 off/on-ramp.

The previous three proposed buildings were separated by enhanced landscaping and pedestrian connections, which provided visual interest and promoted walking. The revised landscape plan as shown on Attachment #8, continues to provide the original 3 pedestrian connections from Cityview Boulevard to the site, and provides landscape areas around the building, in particular around the south end of the building adjacent to the Cityview Boulevard and Highway 400 ramp.

Building Elevations

The proposed building elevations are shown on Attachments #5 and #6. The single U-shaped building is 7.69 metres in height to the top of the parapet for the multi-unit industrial portion of the building, and is comprised primarily of tan coloured architectural precast concrete and exposed aggregate finish. The materials used are similar to those previously approved, however, the stone base has been removed and replaced with a smooth finish, architectural precast concrete panel.

Units #7 and #8 contain the proposed two-storey office portion of the building, as shown on Attachments #5 and #6. This part of the building stands at a height of 11.91 metres, and consists primarily of reflective glass and spandrel, with an architectural element at the top consisting of prefinished aluminum panels. Previously, Office Building "C" proposed a height of 18.7 metres and was a prominent freestanding building located adjacent to the Highway 400 off/on-ramp.

Ontario Municipal Board

On August 6, 2010, the applicant appealed the Site Development Application to the Ontario Municipal Board on the grounds that City of Vaughan Council failed to render a decision on the application within the Planning Act time frames (30 days). The subject application was submitted to the City on June 24, 2010. To date, an OMB hearing has not been scheduled to deal with the application.

Relationship to Vaughan Vision 2020/Strategic Plan

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

Regional Implications

N/A

Conclusion

The Vaughan Development Planning Department has reviewed the Site Plan Application in accordance with OPA #600, By-law 1-88, the comments from City Departments and external public agencies, the area context, and the previous Council approved Site Development File DA.08.027. The Development Planning Department supports the current proposal for a single, U-shaped multi-unit industrial building with a 2-storey office component in Units #7 and #8, as shown on Attachments #3 to #6.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Proposed Landscape Plan
5. Proposed Elevation Plan
6. Proposed Internal Elevation Plan
7. Approved Site Plan (September 21, 2009, Council)
8. Approved Landscape Plan (September 21, 2009, Council)
9. Approved Elevations – Building "A" (September 21, 2009, Council)
10. Approved Elevations – Building "B" (September 21, 2009, Council)
11. Approved Elevations – Building "C" (September 21, 2009, Council)

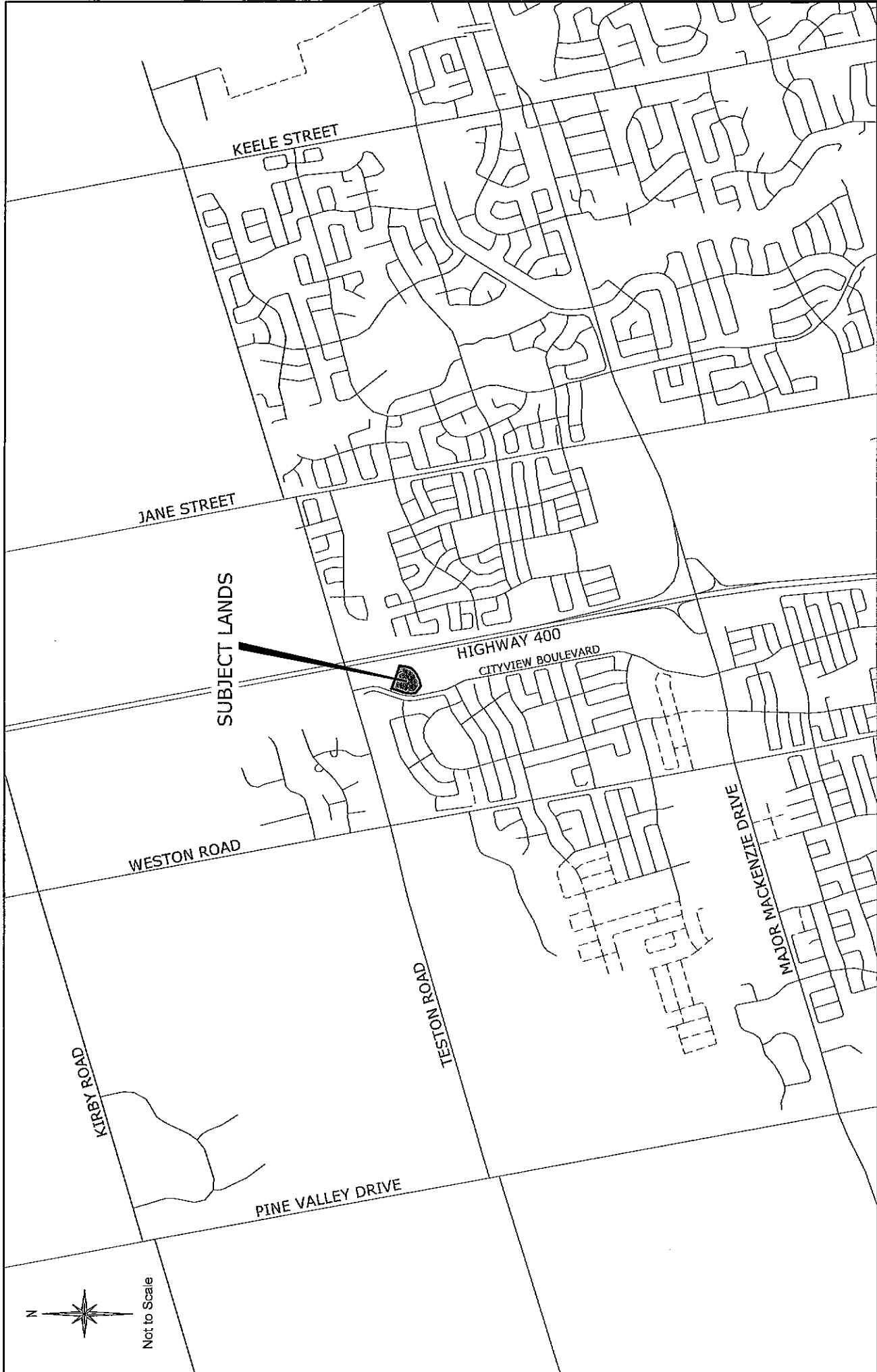
Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning
/CM

GRANT UYEYAMA
Director of Development Planning



Development Planning Department

Location: Part of Lot 25,
 Concession 5

Applicant:
 Leviathan Investments Inc.
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LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- RR - RURAL RESIDENTIAL ZONE
- RV4 / RV4(WS) - RESIDENTIAL URBAN VILLAGE ZONE FOUR
- RD3 - RESIDENTIAL DETACHED ZONE THREE
- RS1 - RESIDENTIAL SEMI-DETACHED ZONE ONE
- RT1 - RESIDENTIAL TOWNHOUSE ZONE
- (H) - HOLDING PROVISION

SUBJECT LANDS Not to Scale

Location Map

Location: Part of Lot 25,
Concession 5

Applicant:
Levathan Investments Inc.
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Development Planning Department

Attachment

File: DA.10.062
Related File: DA.08.027
Date: August 31, 2010

2



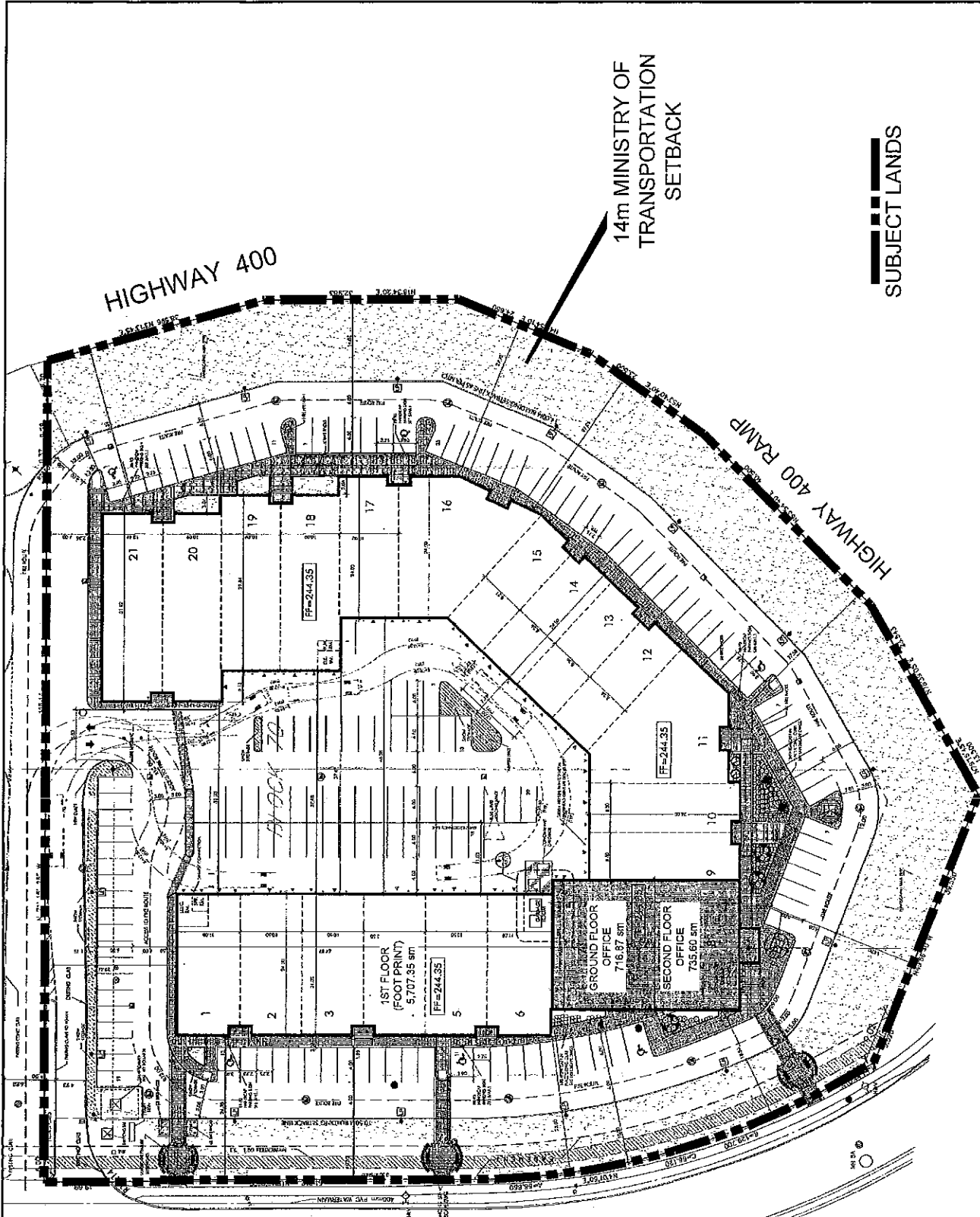
Not to Scale

CITYVIEW BOULEVARD

HIGHWAY 400

14m MINISTRY OF TRANSPORTATION SETBACK

SUBJECT LANDS



Proposed Site Plan

Location: Part of Lot 25, Concession 5

Applicant: *Leviathan Investments Inc.*

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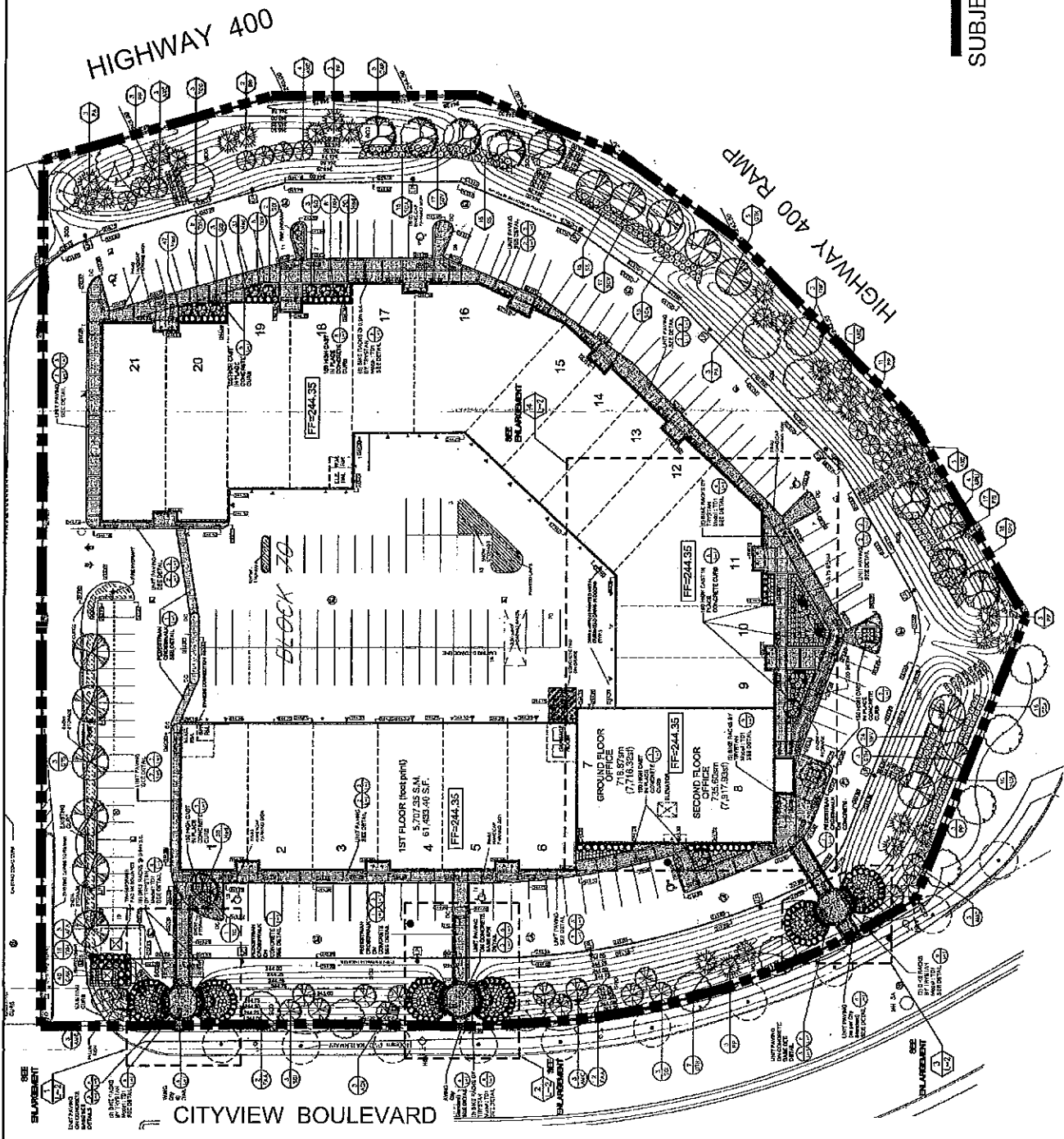
Development Planning Department

Attachment

3

File: DA.10.062
Related File: DA.08.027
Date: August 31, 2010

SUBJECT LANDS



Proposed Landscape Plan



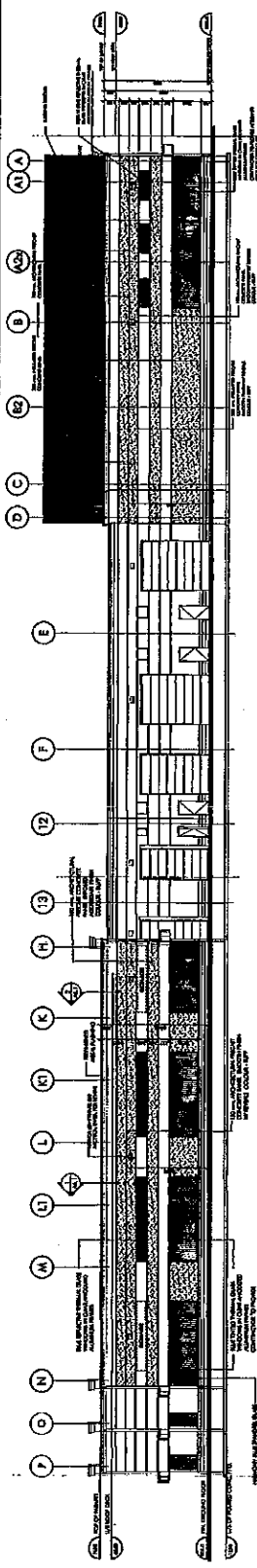
Development Planning Department

Location: Part of Lot 25,
Concession 5

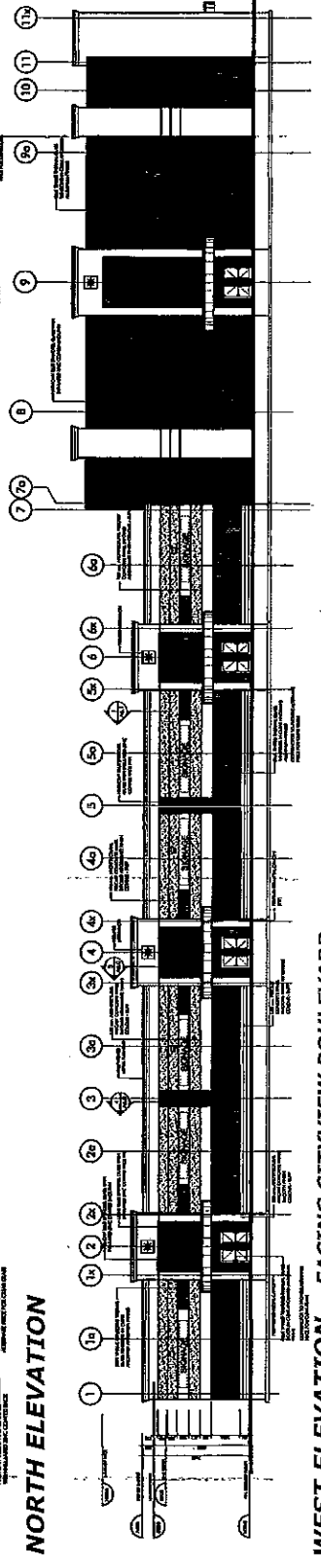
Applicant:
Leviathan Investments Inc.

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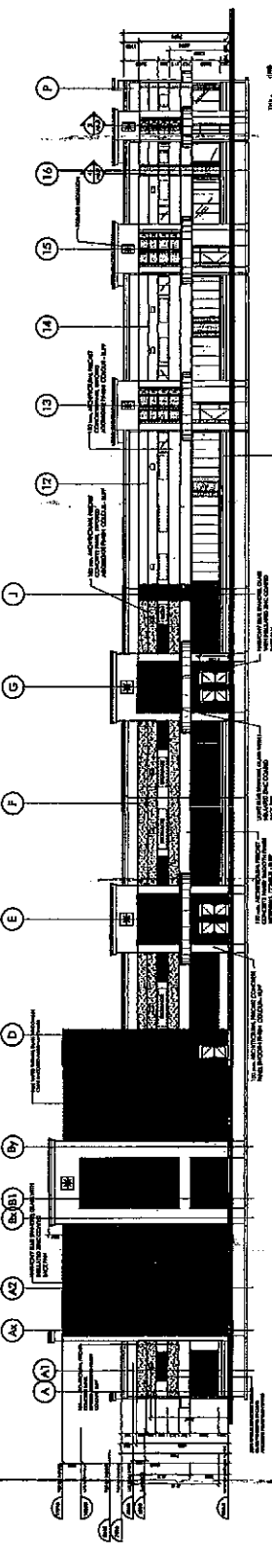
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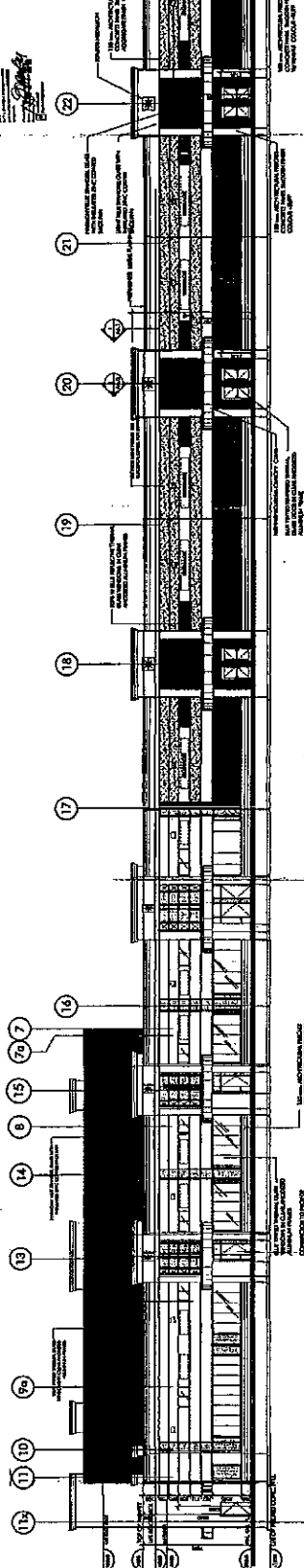
NORTH ELEVATION



WEST ELEVATION - FACING CITYVIEW BOULEVARD



SOUTH ELEVATION - FACING HIGHWAY 400 RAMP



EAST ELEVATION - FACING HIGHWAY 400

Not to Scale

Proposed Elevation Plan

Location: Part of Lot 25,
Concession 5

Applicant:
Leviathan Investments Inc.

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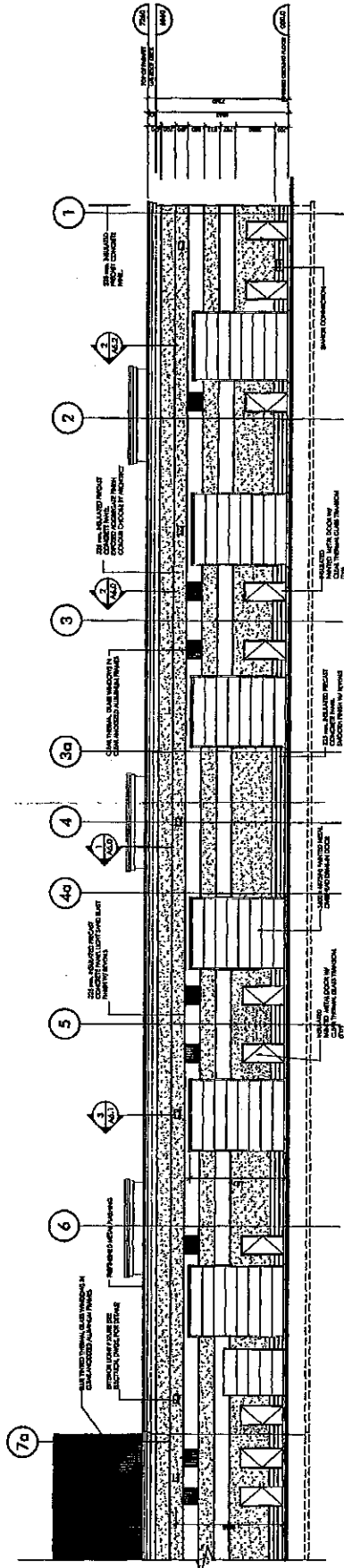
Development Planning Department

Attachment

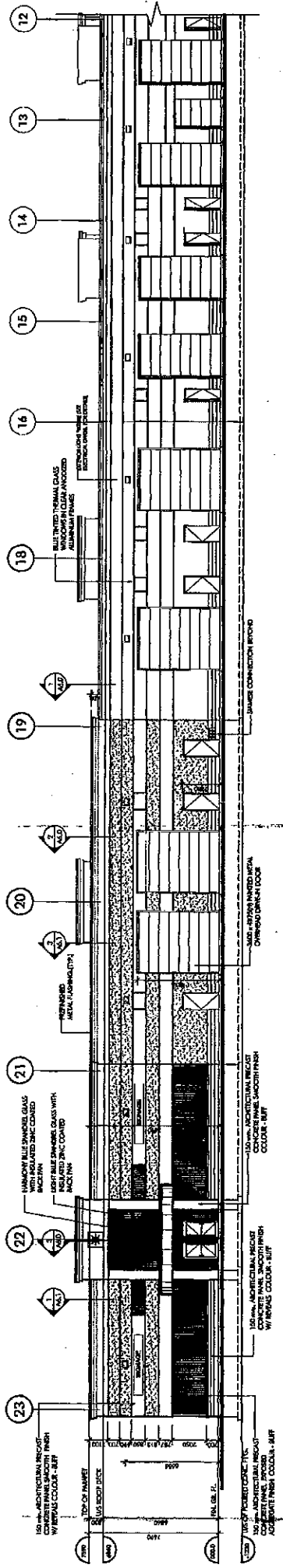
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File: DA.10.062
Related File: DA.08.027

Date: August 31, 2010



INTERNAL EAST ELEVATION



INTERNAL WEST ELEVATION

Not to Scale

Proposed Internal Elevation Plan

Applicant: **Leviathan Investments Inc.** Concession 5.
 Location: Part of Lot 25,



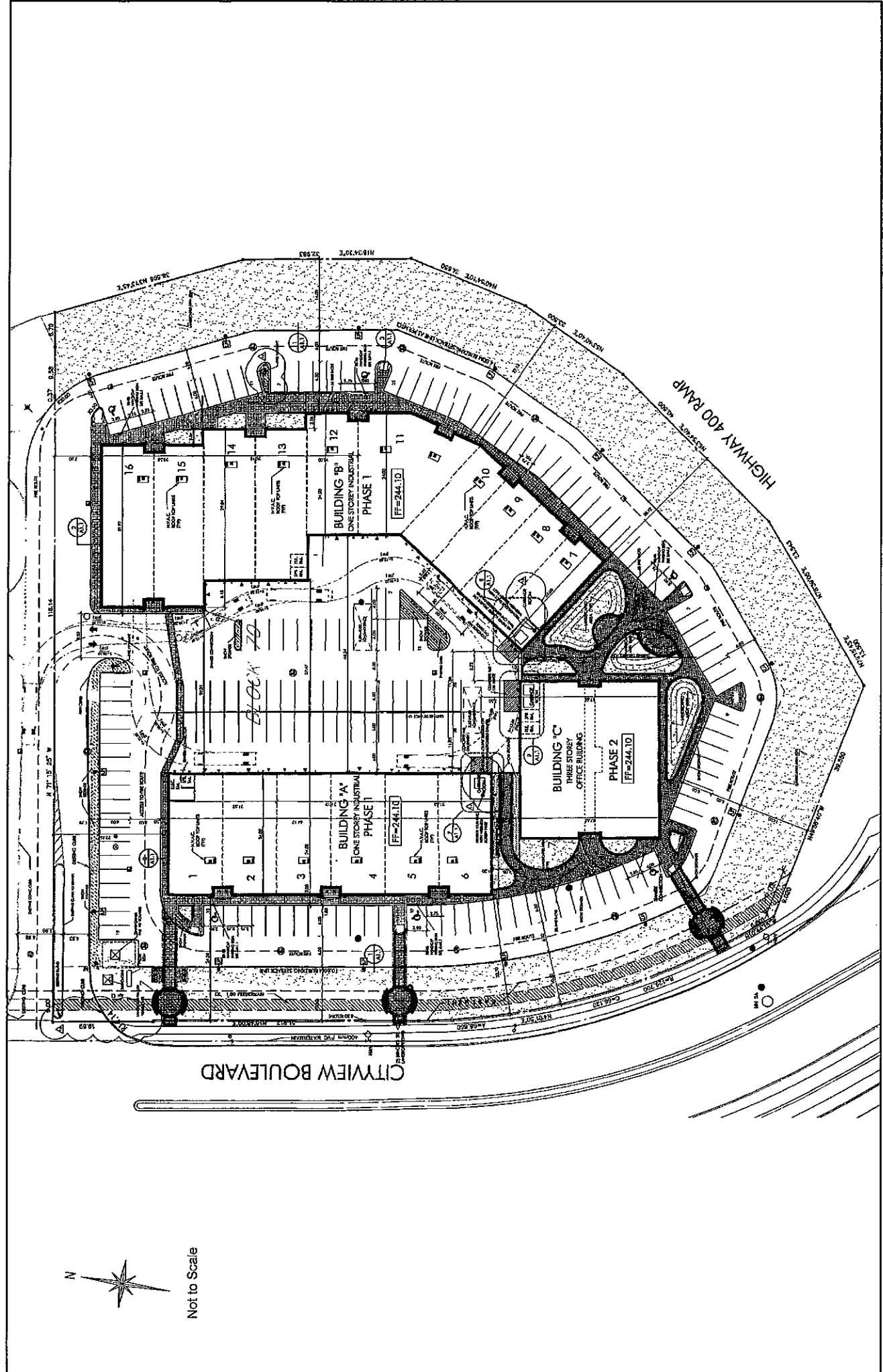
Development Planning Department

Attachment

6

File: DA.10.062
 Related File: DA.08.027

Date: August 31, 2010

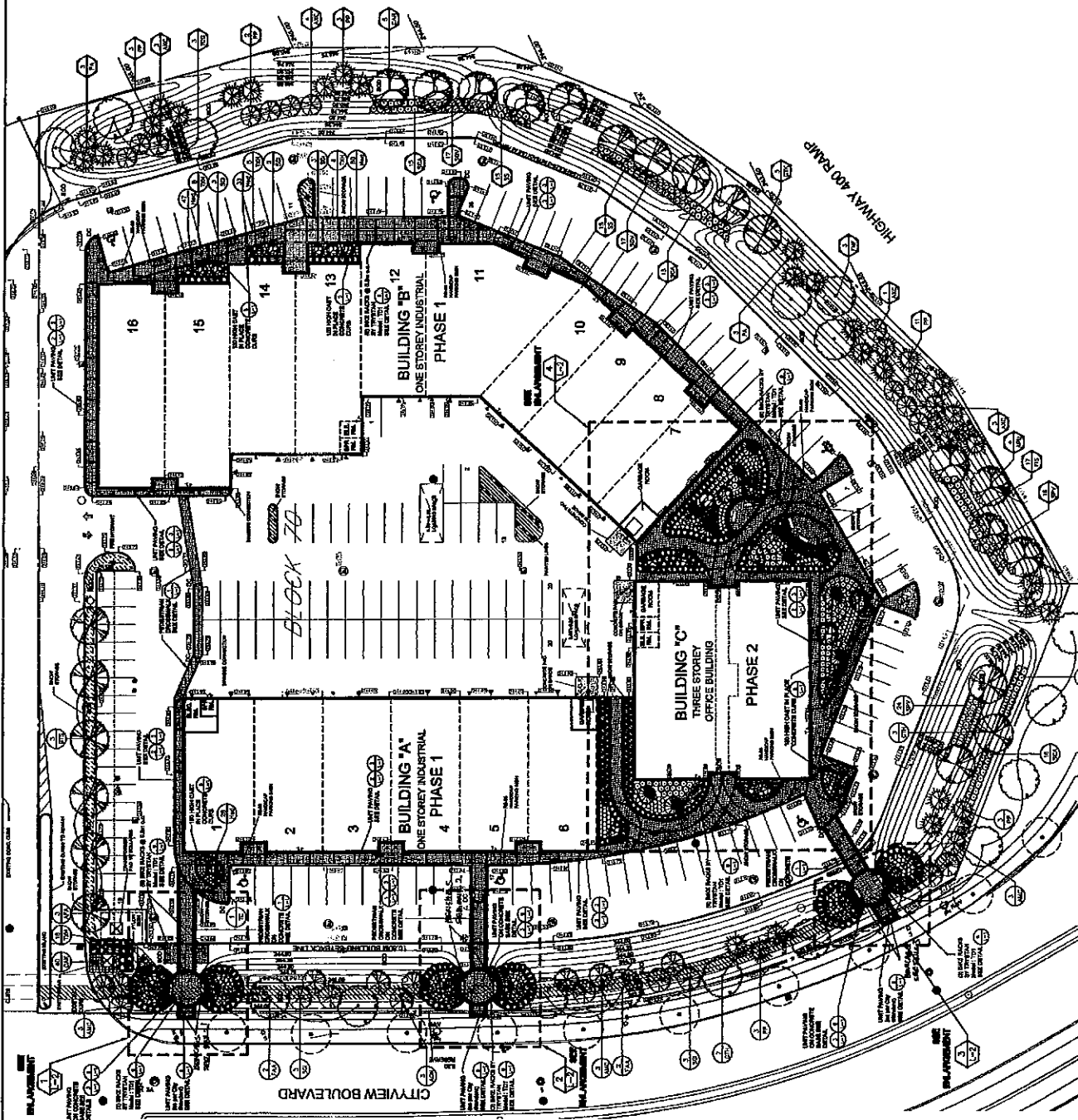


Approved Site Plan
(September 21, 2009, Council)

Applicant: Leviathan Investments Inc.
Location: Part of Lot 25, Concession 5
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Development Planning Department



Not to Scale

Approved Landscape Plan
(September 21, 2009, Council)

Applicant: **Leviathan Investments Inc.**
 Location: Part of Lot 25,
 Concession 5

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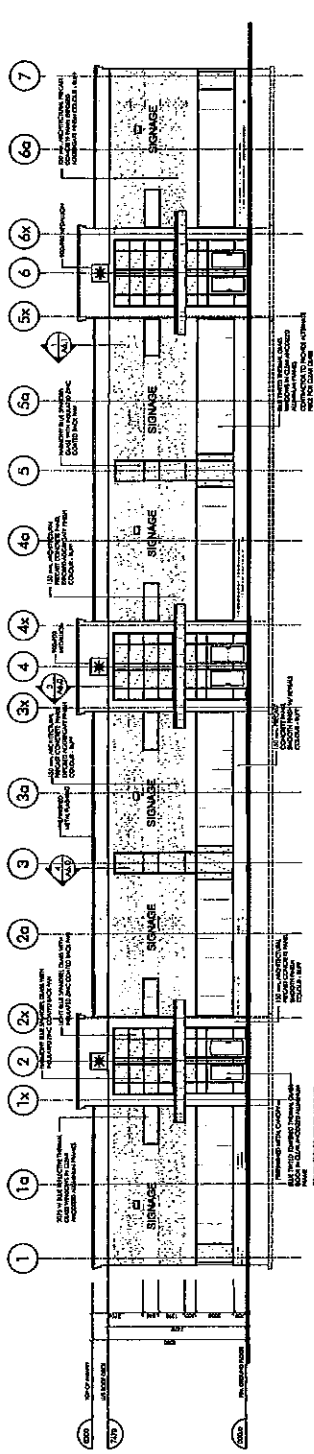
Development Planning Department

Attachment

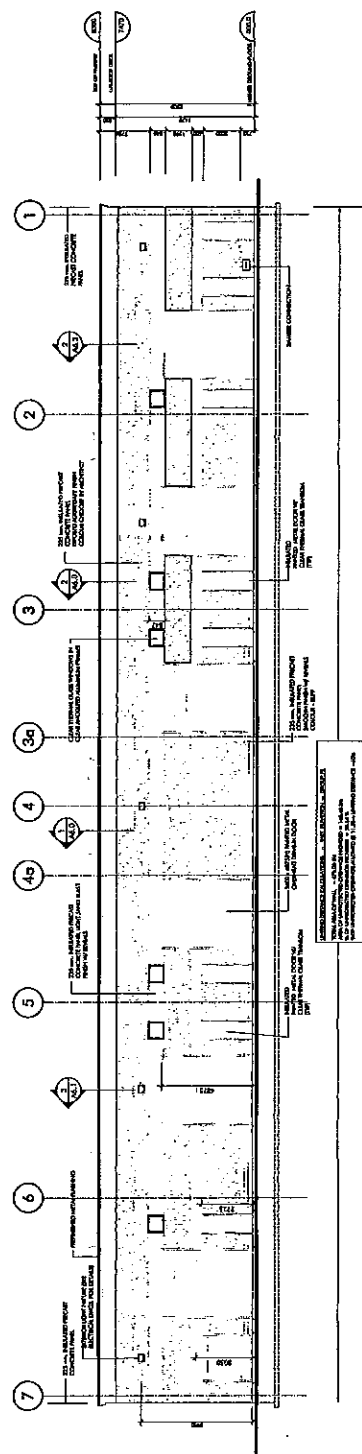
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File: DA.10.062
 Related File: DA.08.027

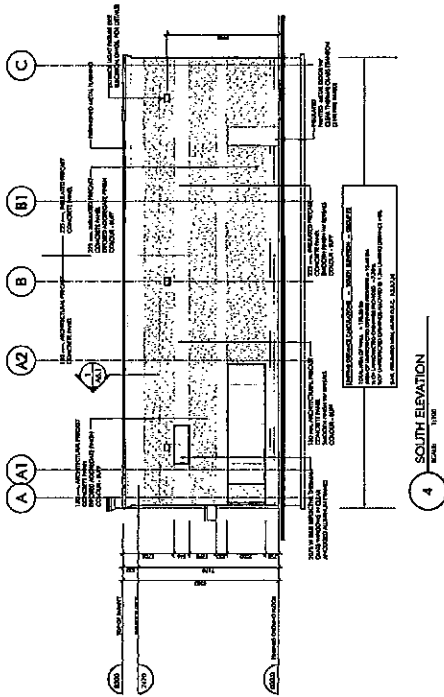
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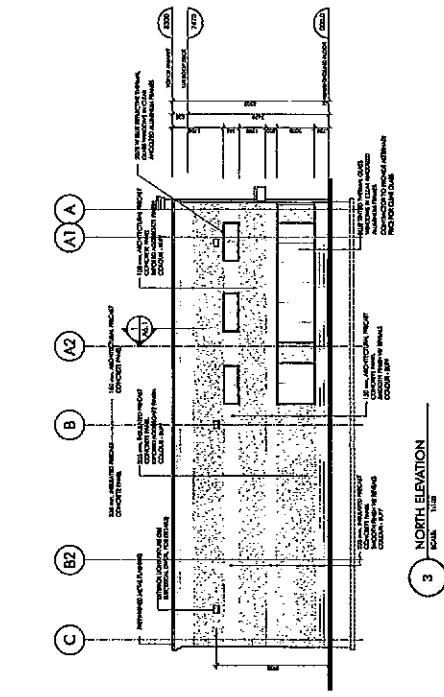
1 WEST ELEVATION
SCALE: 1/8"



2 EAST ELEVATION
SCALE: 1/8"



3 NORTH ELEVATION
SCALE: 1/8"



4 SOUTH ELEVATION
SCALE: 1/8"

Not to Scale

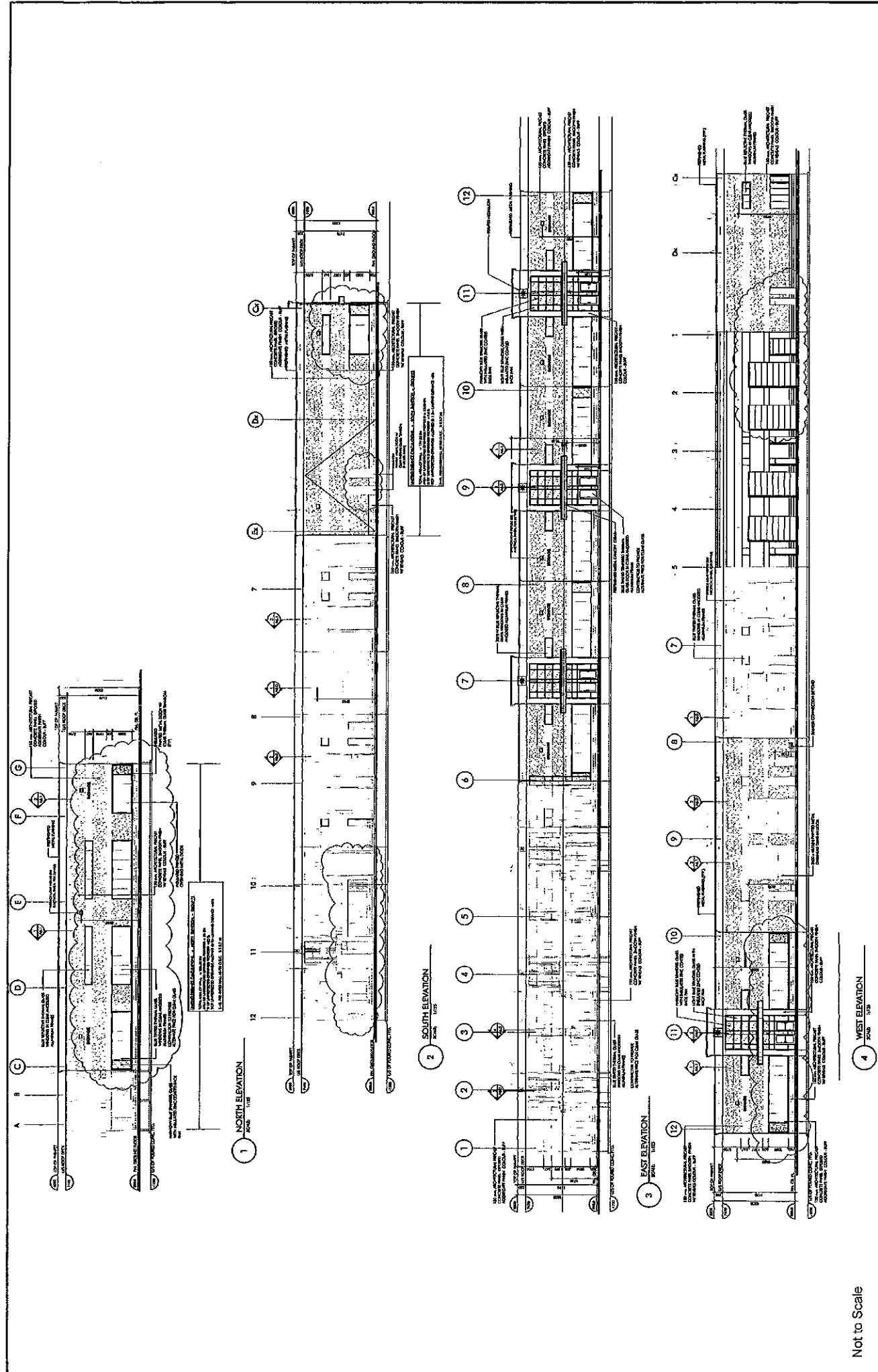
Approved Elevations - Building 'A' (September 21, 2009, Council)



Applicant:
Leviathan Investments Inc.
Location:
Part of Lot 25, Concession 5

Development Planning Department

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Approved Elevations - Building 'B'
(September 21, 2009, Council)



Development Planning Department

Applicant: **Leviathan Investments Inc.**
Location: **Part of Lot 25, Concession 5**

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