



memorandum

c. 5
Communication
CW: Oct 15/13
Item: 24

DATE: OCTOBER 8, 2013

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: ADDENDUM ITEM – P. GABRIELE AND SONS LTD.

ZONING BY-LAW AMENDMENT FILE Z.09.031

SITE DEVELOPMENT FILE DA.09.071

WARD 3 - VICINITY OF MAJOR MACKENZIE DRIVE AND WESTON ROAD

Recommendation

The Commissioner of Planning recommends:

1. THAT Attachments #5 and #6 of the Report of the Commissioner of Planning and Director of Development Planning, dated June 18, 2013, with respect to Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.071 be deleted, and replaced with the revised elevations as shown on Attachment #5, attached hereto.

Background

On June 18, 2013, the Committee of the Whole considered the above-noted Zoning By-law Amendment and Site Development applications (Item #32, Report #32, Committee of the Whole, June 18, 2013), at which time concerns were raised by the local Ratepayer Associations and the Committee members respecting the proposed building elevations. As a result of these concerns, the Committee recommended that consideration of the applications be deferred until the Fall of 2013, to allow further consultation between the Owner, the local Ratepayer Associations, area residents, and City staff. The recommendation of the Committee of the Whole was adopted by Vaughan Council on June 25, 2013.

On August 7, 2013, a meeting was held between the Owner, representatives of the Vellore Woods and Millwood Woodend Ratepayers' Associations, the Local Councillor and Development Planning Department Staff. At the meeting, representatives from the Ratepayer Associations advised Staff and the Owner of their concerns respecting the proposed building elevations, including their view that the proposed building utilized a design that was too institutional and symmetrical in appearance. The Ratepayer Association representatives recommended modifications to the building elevations and varied building materials to incorporate a design with a more residential character to complement the existing dwellings in the surrounding area. In addition, Ratepayer Association representatives suggested delineating the roof line with a gable (pitched) roof, articulating the facades with quoining and different brick colours to break-up the vertical lines of the building, providing hard canopies at ground level for the commercial uses (business and professional offices), and varying the window sizes and styles to assist in achieving a more residential character for the building.

Since the Committee of the Whole meeting, all parties have worked towards reviewing and modifying the building elevations. At a meeting on October 4, 2013, the representatives of the Vellore Woods and Millwood Woodend Ratepayers' Associations, Owner and City agreed that the changes to the building

elevations addressed the previous concerns raised, except for the corner elevations where additional modifications were suggested. Revised building elevations were submitted on October 5, 2013, and shown on Attachment #5, that incorporate the following architectural design elements to respond to the design issues that were raised:

- i) different brick colours (century olde and sandalwood);
- ii) enhanced façade corners with sandalwood brick quoining;
- iii) enhanced ground level façade with a sandstone base;
- iv) varied vision window sizes and styles (arched, square, rectangular) with various architectural treatments such as, limestone sills for the window ledges; limestone lintels or masonry arch with a keystone over the window; or limestone casing surrounding the window;
- v) enhanced balconies in a Juliet design with wrought iron railings; and,
- vi) improved ground floor level façade treatment with brick soldier course above the fixed wall canopies, which will incorporate signage.

The Development Planning Department will continue to work with the Owner and the Ratepayer Associations to finalize the building design prior to finalizing the Letter of Undertaking.

Conclusion

The Development Planning Department is satisfied with the modifications made to the proposed building elevations. Accordingly, should the Committee concur, Attachments #5 and #6 of the Report of the Commissioner of Planning and Director of Development Planning, dated June 18, 2013, with respect to Zoning By-law Amendment File Z.09.031 and Site Development File DA.09.071 can be deleted and replaced with Attachment #5, attached hereto.

Respectfully submitted,



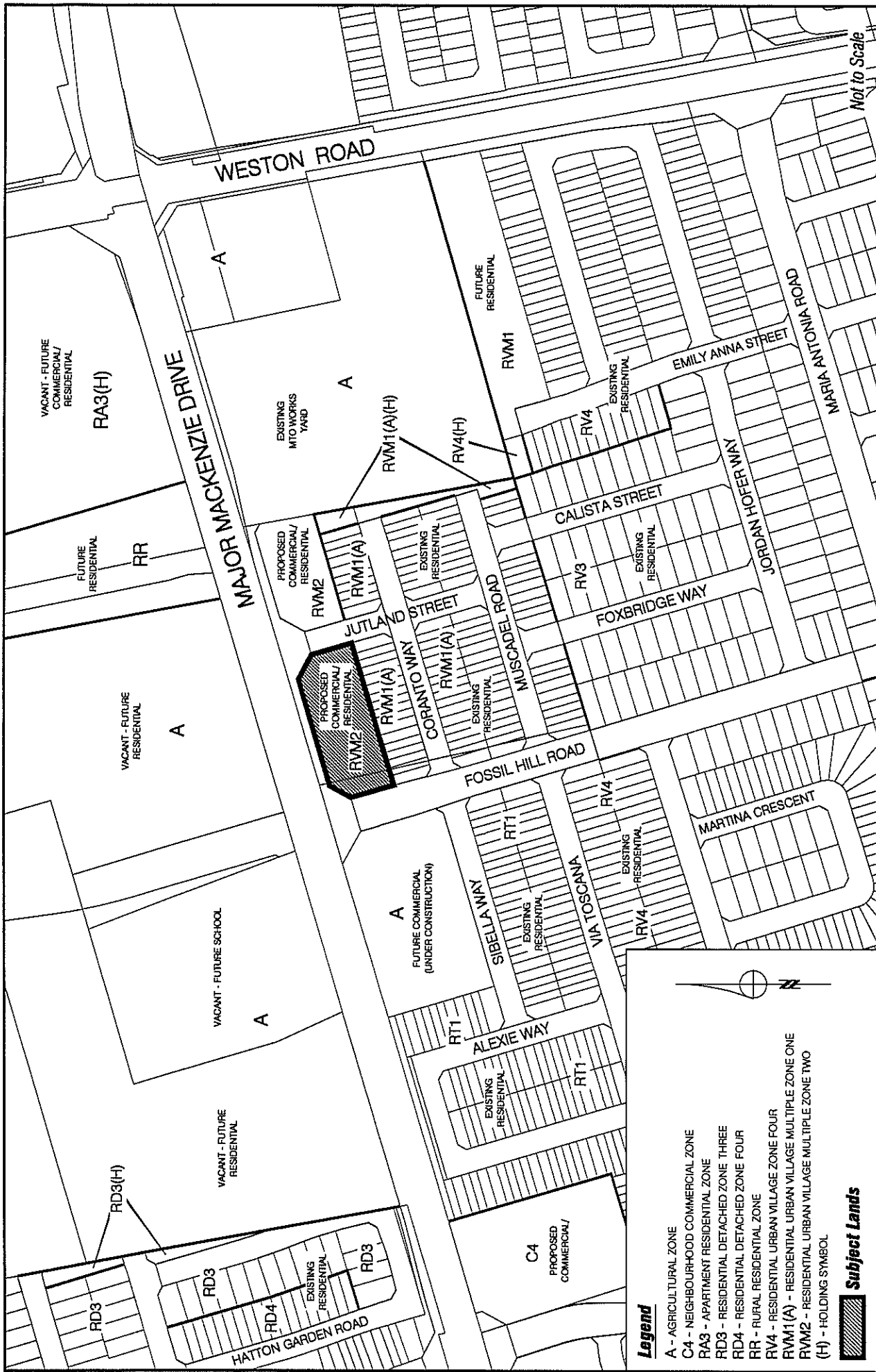
JOHN MACKENZIE
Commissioner of Planning

Attachments

- 1. Location Map
- 5. Elevations (Revised)

JJ/cm

Copy to: Barbara Cribbett, Interim City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Location Map

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. Gabriele and Sons Ltd.

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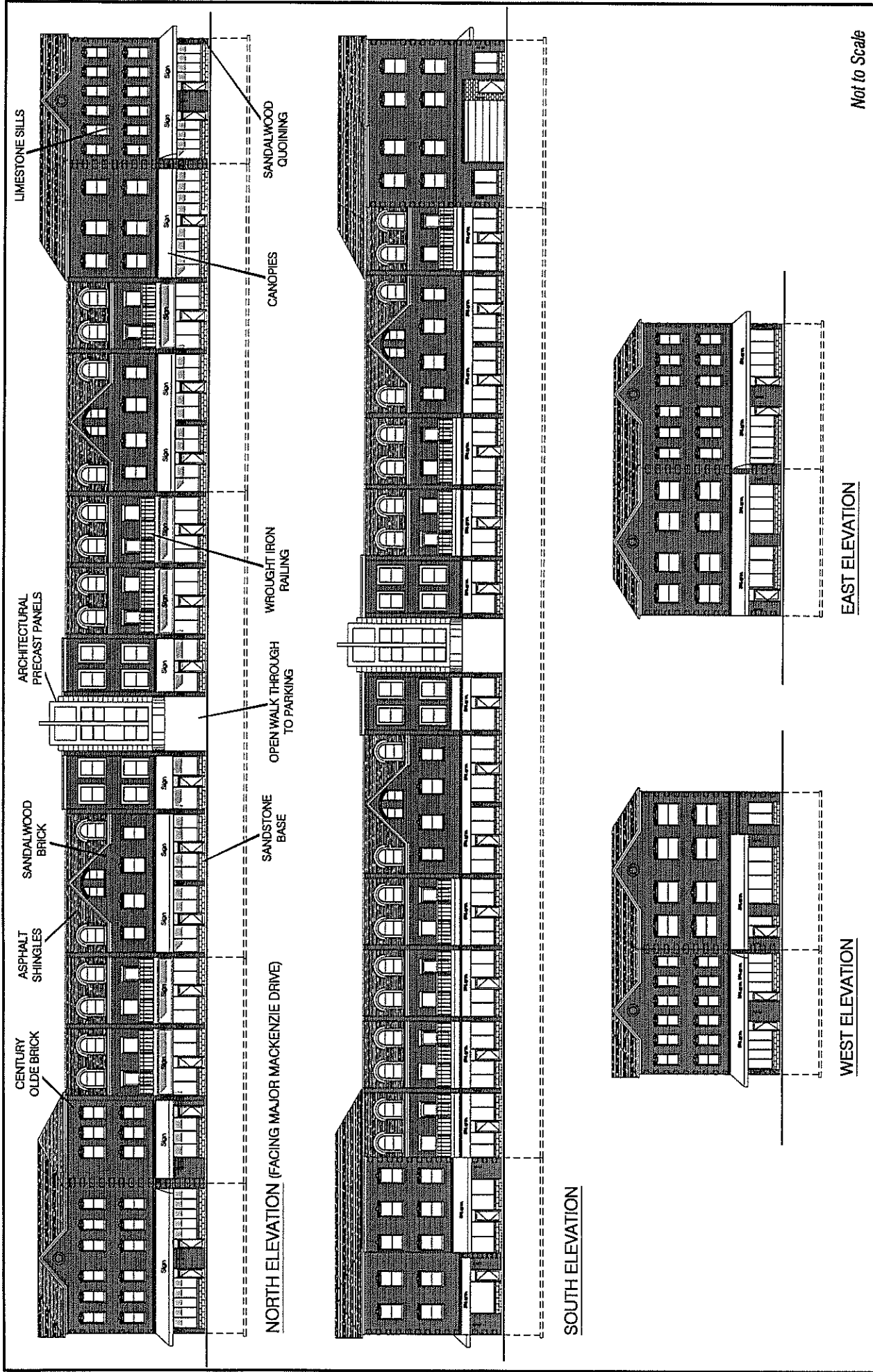


Attachment

FILE:
Z.09.031 & DA.09.071

DATE:
October 04, 2013

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Elevations (Revised)

LOCATION:
Part of Lot 20, Concession 6

APPLICANT:
P. Gabriele and Sons Ltd.

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Attachment

FILE:
Z.09.031 & DA.09.071

DATE:
October 04, 2013

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