

COMMITTEE OF THE WHOLE NOVEMBER 5, 2007

**SITE DEVELOPMENT FILE DA.07.008
2056247 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for the multi-unit industrial Building "B" for Site Development File DA.07.008 (2056247 Ontario Inc.) as shown on Attachment #3, 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 (Building "B" - Attachment #3) for Site Development File DA.07.008 on the subject lands shown on Attachment #1, to facilitate the development of a 3,579m² multi-unit industrial building (Building "B") on a 2.74ha lot, as shown on Attachment #2. The existing multi-unit Building "A" was approved by Council on October 17, 2005, through Site Development File DA.05.017.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the northwest corner of West Royal Gate Boulevard and Regional Road #27, in Part of Lot 5, Concession 9, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013). The proposed development of multi-unit industrial Building "B" conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan that is provided on Attachment #3 shows an irregular shaped building that will be constructed to a height of 8m. The building materials include white aggregate precast panels and clear glass windows, which are consistent with the existing multi-unit Building "A" on the subject lands. The primary façade is located on the north elevation and is designed with four glass double door entries, framed by a series of vertical glass panels. The remaining elevations are of similar design, and consist of alternating smooth and aggregate precast panels. All roof-top mechanical units will be screened from view of abutting roads. The loading area is located on the south elevation and consists of four drive-in doors and eight loading doors. The loading area will be screened from view of Regional Road #27 and West Royal Gate Boulevard by the existing Building "A".

Landscaping

The landscape plan is shown on Attachment #4, and proposes new additional landscaping to the north of Building "B". The remaining perimeter landscaping abutting each of the 3 roads is consistent with the approved landscape plan for Site Development File DA.05.017 (Building "A"), which includes a 9m, 6m and 3m wide landscape strip along Regional Road #27, West Royal

Gate Boulevard, Royal Group Crescent, respectively. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the details.

Relationship to Vaughan Vision 2007

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

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the employment use Building "B".

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan - Building "B"
4. Landscape Plan

Report prepared by:

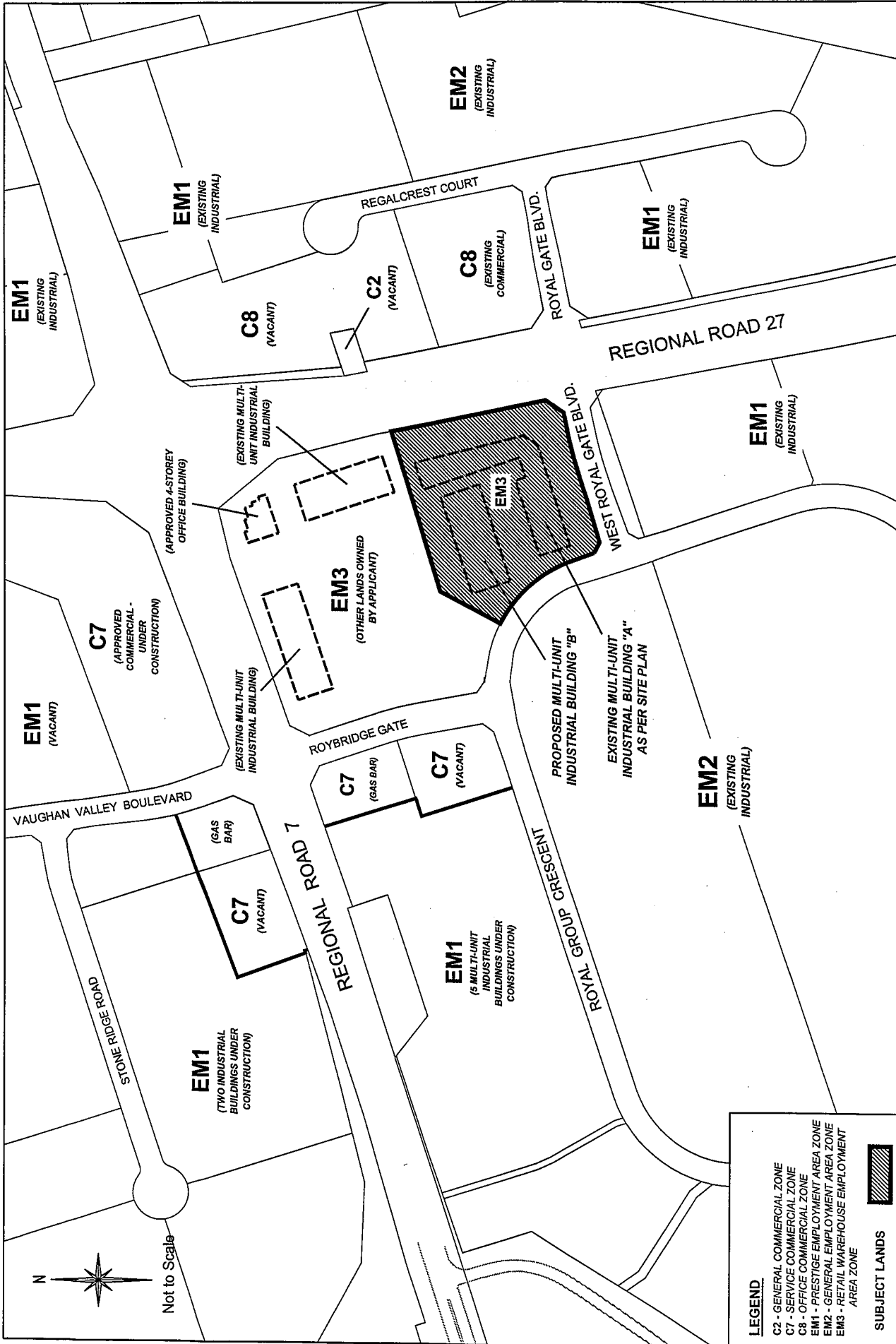
Christina Napoli, Planner, ext. 8483
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Respectfully submitted,

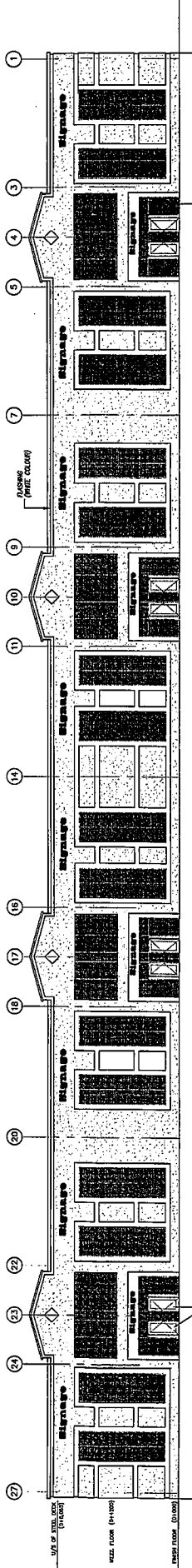
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

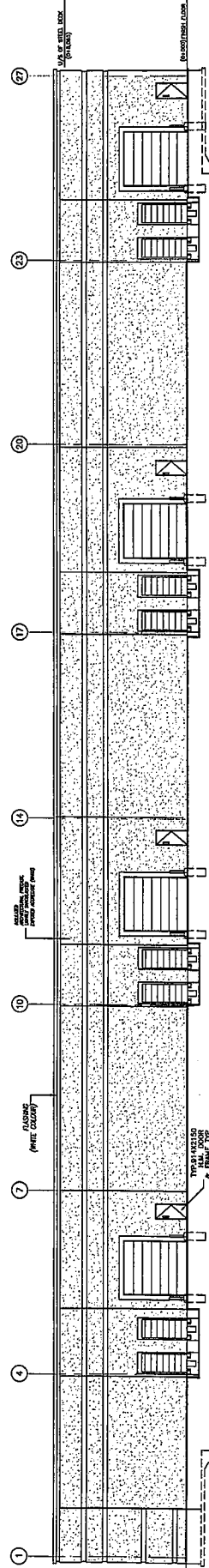
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ALL SIGNAGE AREA, UNUSUALLY SINGULAR CHANNEL LETTERS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION (FACING ROYAL GROUP CRESCENT)

Not to Scale

Elevation Plan
Building "B"

APPLICANT:
2056247 ONTARIO INC.
N:\DFTA\1 ATTACHMENTS\DA\66-07.008

Part of Lot 5,
Concession 9
Development Planning Department



Attachment
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FILE No.:
DA.07.008
RELATED FILE:
DA.05.017
September 27, 2007

