

## **COMMITTEE OF THE WHOLE JUNE 3, 2008**

### **SITE DEVELOPMENT FILE DA.08.010 2056239 ONTARIO INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachments #3 to #5 for Site Development File DA.08.010 (2056239 Ontario 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 to #5) for Site Development File DA.08.010 on the subject lands shown on Attachment #1, to facilitate the development of the second and final phase (Attachment #2) of the office and employment use complex, to permit: two 2-storey multi-unit employment use buildings (Building "D" - 2,732m<sup>2</sup> and Building "E" - 4,928m<sup>2</sup>) and one two storey office building (Building "F" - 913m<sup>2</sup>).

#### **Background - Analysis and Options**

The subject lands shown on Attachment #1 are located at the southwest corner of Regional Roads #7 and #27, through to Roybridge Gate, in Part of Lot 5, Concession 9, City of Vaughan.

The proposed development represents the second and final phase of the overall office and employment use complex. The Phase One Buildings "A", "B" and "C" as shown on Attachment #2, received approval from Council on September 18, 2006 (File DA.06.061). Buildings "A" and "B" have been constructed.

#### **Official Plan/Zoning By-law**

The subject lands are designated "Prestige Area" by the City's Employment Area Plan (OPA #450), and are further designated "Prestige Areas-Centre and Avenue Seven Corridor" by the Avenue 7 Plan (OPA #660). OPA #660 was adopted by Vaughan Council on June 25, 2007 and is pending final approval from York Region. The subject lands are zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(1013).

The proposed employment use buildings "D" and "E" and office building "F" conform and comply with the Official Plan and Zoning By-law, respectively.

#### **Building Design**

The proposed elevation plans (Attachments #3 to #5) show two "U"-shaped multi-unit buildings ("D" and "E") and one irregular shaped office building ("F"), which will be constructed to heights of 8m, 8m, and, 10m, respectively. The proposed building materials consist of white aggregate precast and blue glazed windows, which is consistent with existing Buildings "A" and "C".

Eighteen loading doors are proposed on the interior north and south elevations for Buildings "D" and "E", and will not be visible from view of any street. No loading doors are proposed for Building "F" (2-storey office). There will also be roof-top screening for the mechanical equipment. The Development Planning Department is generally satisfied with the proposed building elevations and will continue to work with the Owner to finalize the elevation plans shown on Attachments #3 to #5.

#### **Landscaping**

The proposed landscaping for the site is shown on Attachment #6, which includes an existing 9m wide landscape strip adjacent to Regional Roads #7 and #27. Additional planting is proposed for the second phase of development within the 3m wide strips adjacent to Roybridge Gate and Royal Group Crescent (west of Buildings "E" and "F", respectively) and within the internal parking islands. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the landscape plan shown on Attachment #6.

#### **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 application was circulated to the Region of York for review and comment. The Region has no concerns with the Phase 2 development, and does wish to be party to the amending site plan agreement.

#### **Conclusion**

The Development Planning Department is satisfied with the proposed elevations for the 2 multi-unit employment use buildings and the 2-storey office building.

#### **Attachments**

1. Location Map
2. Site Plan
3. Elevation Plan- Building "D"
4. Elevation Plan- Building "E"
5. Elevation Plan- Building "F"
6. Landscape Plan

#### **Report prepared by:**

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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYHEYAMA  
Manager of Development Planning

/CM



# Location Map

Part of Lot 5,  
Concession 9

APPLICANT:  
2056239 ONTARIO INC.

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**City of Vaughan**  
*The City Above Toronto*

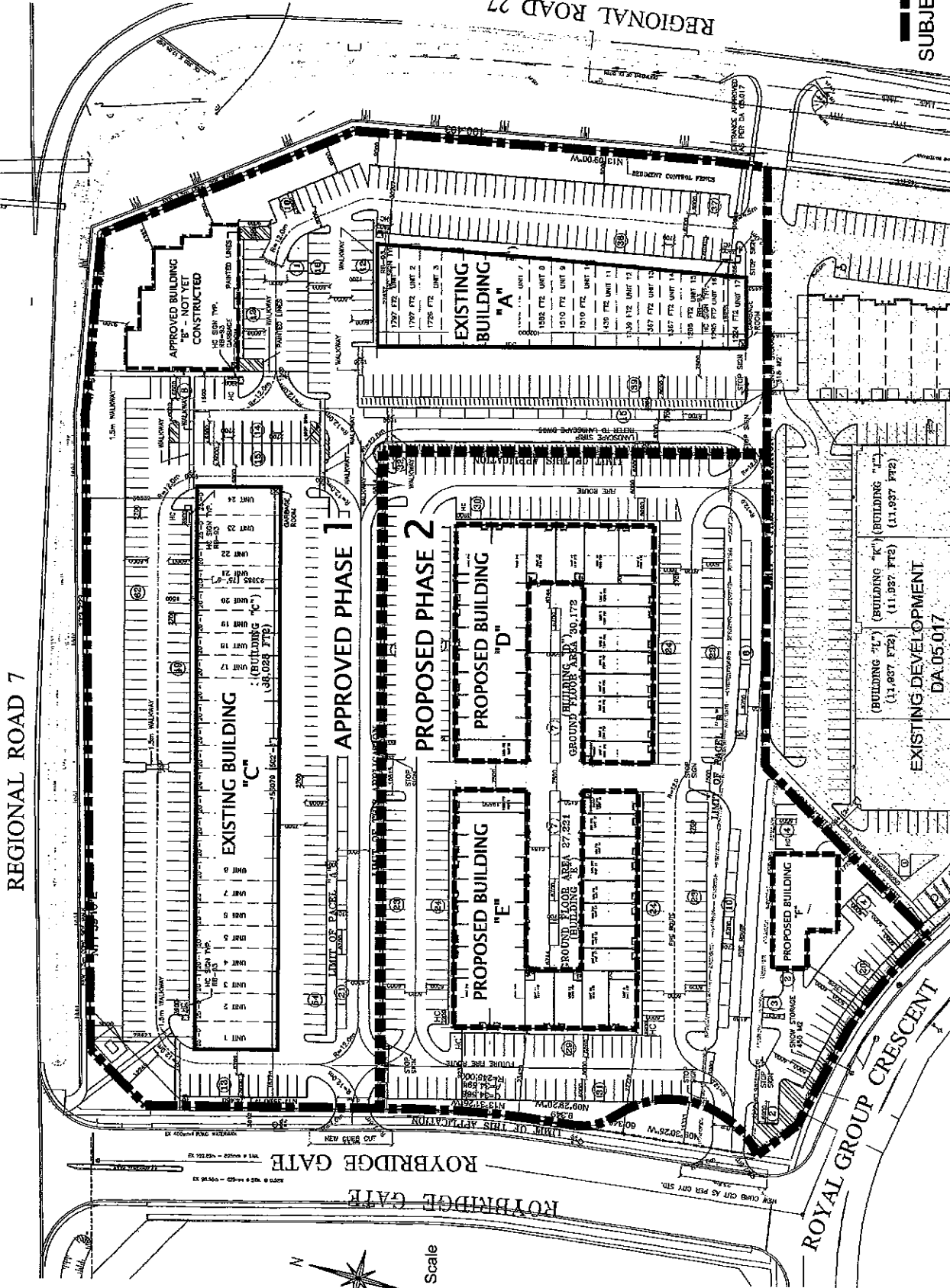
Development Planning Department

# Attachment

**1**

FILE No.:  
DA.08.010  
RELATED FILE:  
DA.06.061  
May 20, 2008

REGIONAL ROAD 7



SUBJECT LANDS

## Site Plan

Part of Lot 5,  
Concession 9  
APPLICANT:  
2056239 ONTARIO INC.  
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**Vaughan**

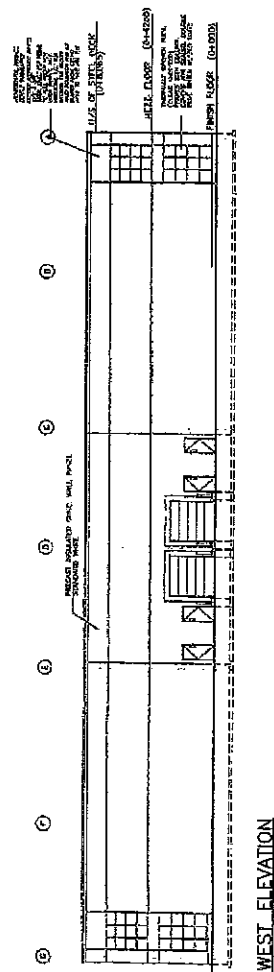
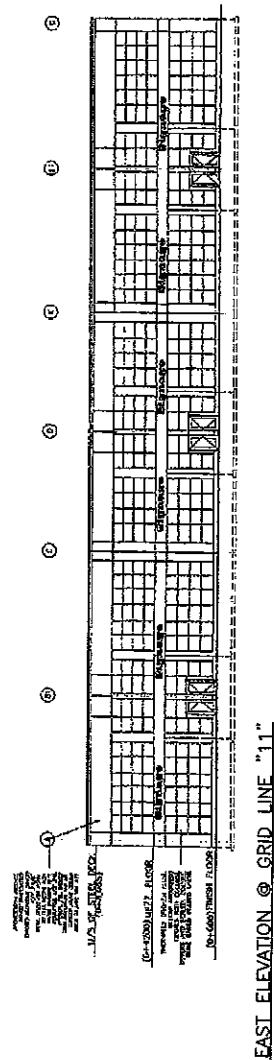
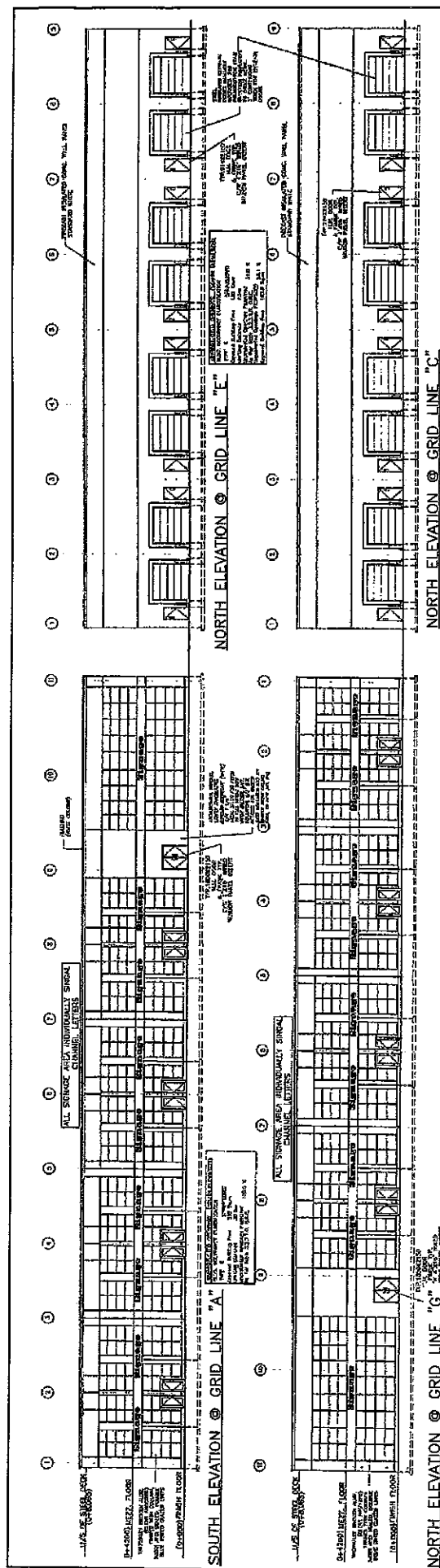
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## Attachment

FILE No.:  
DA.08.010  
RELATED FILE:  
DA.06.061  
May 20, 2008

# 2



Not to Scale

## Elevation Plan - Building "D"

APPLICANT:  
2056239 ONTARIO INC.

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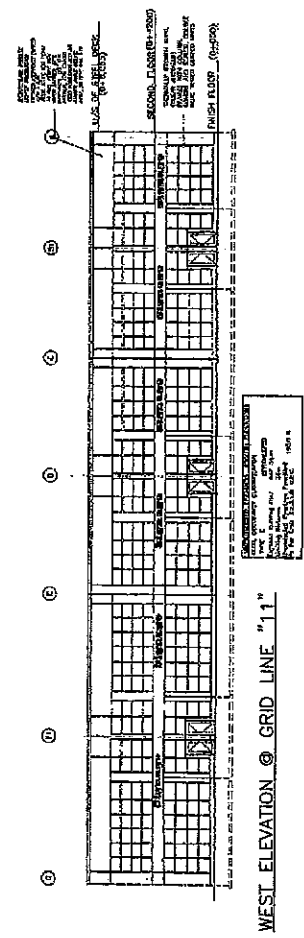
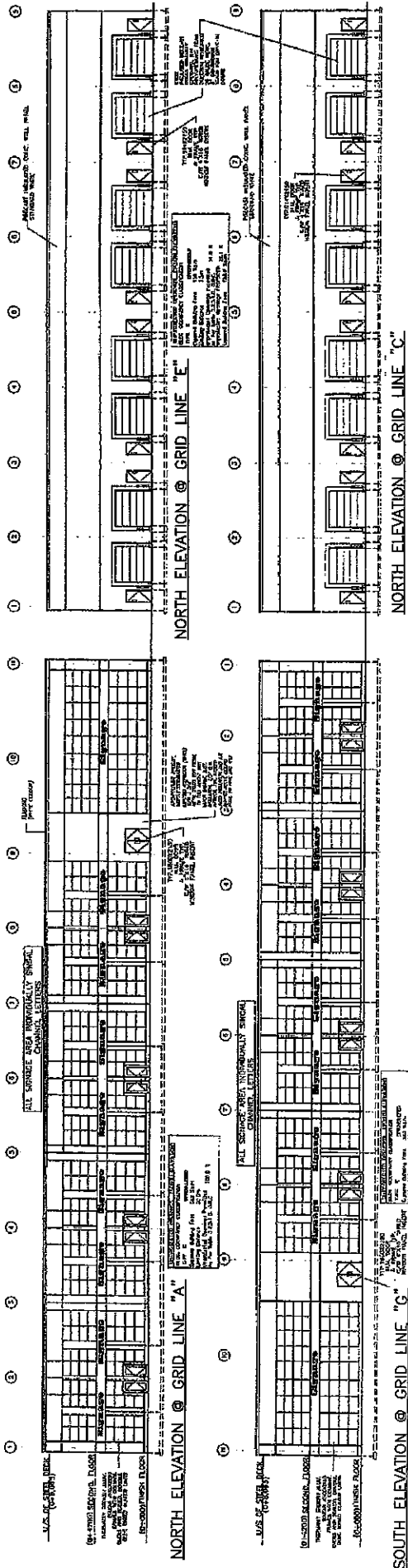
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# Attachment 3

FILE No.:  
DA.08.010  
RELATED FILE:  
DA.06.061  
May 20, 2008



Not to Scale

# Elevation Plan - Building "E"

APPLICANT:  
 2056239 ONTARIO INC.  
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Part of Lot 5,  
Concession 9

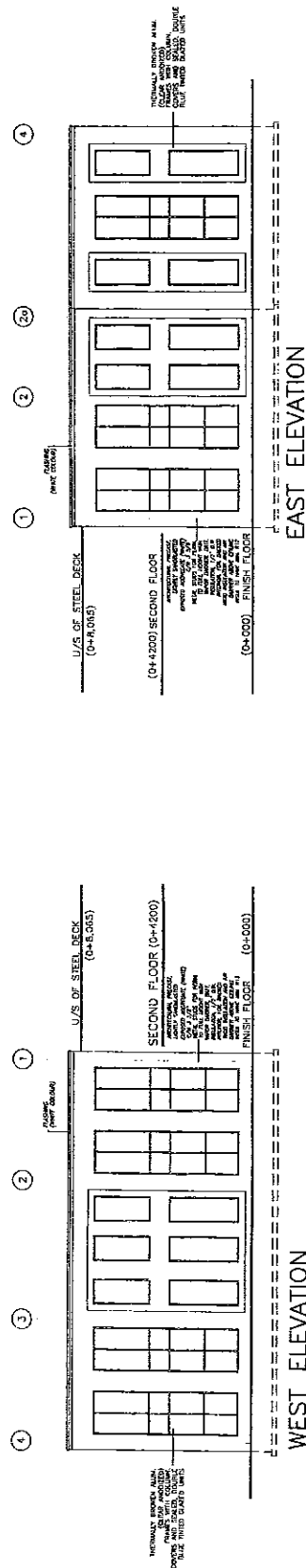
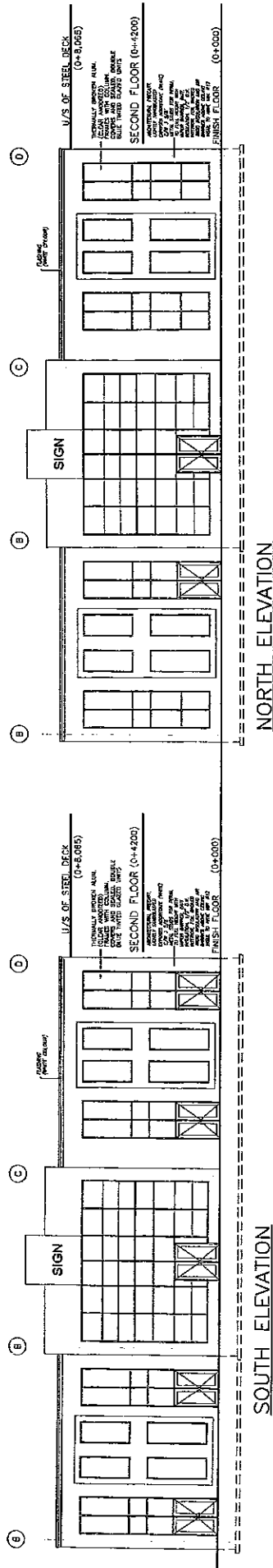
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Attachment

# 4

FILE No.:  
 DA.08.010  
 RELATED FILE:  
 DA.06.061  
 May 20, 2008



Not to Scale

# Elevation Plan - Building "F"

APPLICANT:  
2056239 ONTARIO INC.  
Part of Lot 5,  
Concession 9

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## Attachment

FILE No.:  
DA.08.010  
RELATED FILE:  
DA.06.061  
May 20, 2008

# 5

REGIONAL ROAD 7

REGIONAL ROAD 27



Not to Scale

ROYBRIDGE GATE

LANDSCAPING TO BE INSTALLED ALONG THESE TWO ROADS AND IN THE PARKING AREA

SUBJECT LANDS

ROYAL GROUP CRESCENT

# Landscape Plan

Part of Lot 5,  
Concession 9  
APPLICANT:  
2056239 ONTARIO INC.  
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## Attachment

**6**

FILE No.:  
DA.08.010  
RELATED FILE:  
DA.06.061  
May 20, 2008