

## **COMMITTEE OF THE WHOLE JANUARY 5, 2004**

### **SITE DEVELOPMENT FILE DA.02.030** **ROYBRIDGE HOLDINGS LIMITED**

#### **Recommendation**

The Commissioner of Planning recommends:

That the building elevations for Site Development Application DA.02.030 (Roybridge Holdings Limited) BE APPROVED.

#### **Purpose**

On September 29, 2003, the Owner submitted a revised Site Development Application for a 8827.13m<sup>2</sup> industrial building on a 1.74 ha lot.

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

The site fronts on Creditview Road through to Highway #400, north of Langstaff Road, being Lot 27, Plan 65M-3427 (111 Creditview Road), in Lots 11 and 12, Concession 5, City of Vaughan.

A 750m<sup>2</sup> office is located on the east side of the building with its main entrance facing Highway 400. The office consists of tan coloured, precast concrete panels and blue reflective and spandrel glass windows. The flat roof-line with parapet extends to a height of 11.2m above the main entrance doors. Signage with individual lettering is proposed above the main entrance. The warehouse portion is 9.4m high and consists of tan coloured, precast concrete with horizontal and vertical banding of exposed aggregate. Four sign panels are proposed on the east elevation facing Highway 400. The glazing and banding treatment wraps around the northeast and southeast corners of the building. Loading areas are proposed on the north and south sides of the building, with the loading doors facing Creditview Road.

#### **Relationship to Vaughan Vision 2007**

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

#### **Conclusion**

Staff is satisfied with the proposed elevations. Should the Committee concur, the recommendation in this report can be adopted.

#### **Attachments**

1. Location Map
2. Site Plan
3. Elevations

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

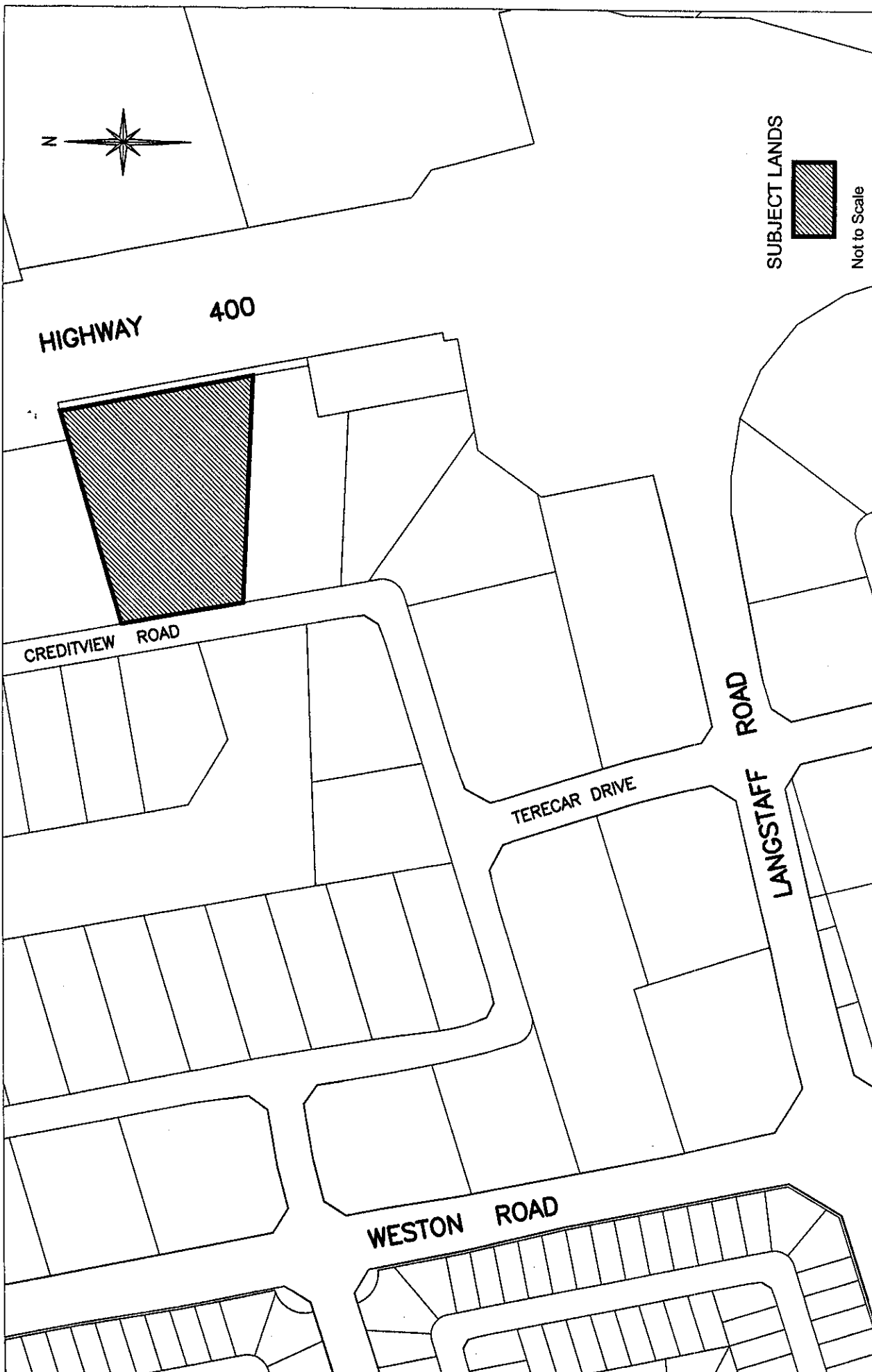
Duncan MacAskill, Planner, ext. 8017  
Grant A. Uyeyama, Senior Planner, ext. 8635  
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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SUBJECT LANDS



Not to Scale

**Location Map**

Part of Lot 11,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

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City of  
**Vaughan**

Community Planning Department

**Attachment**



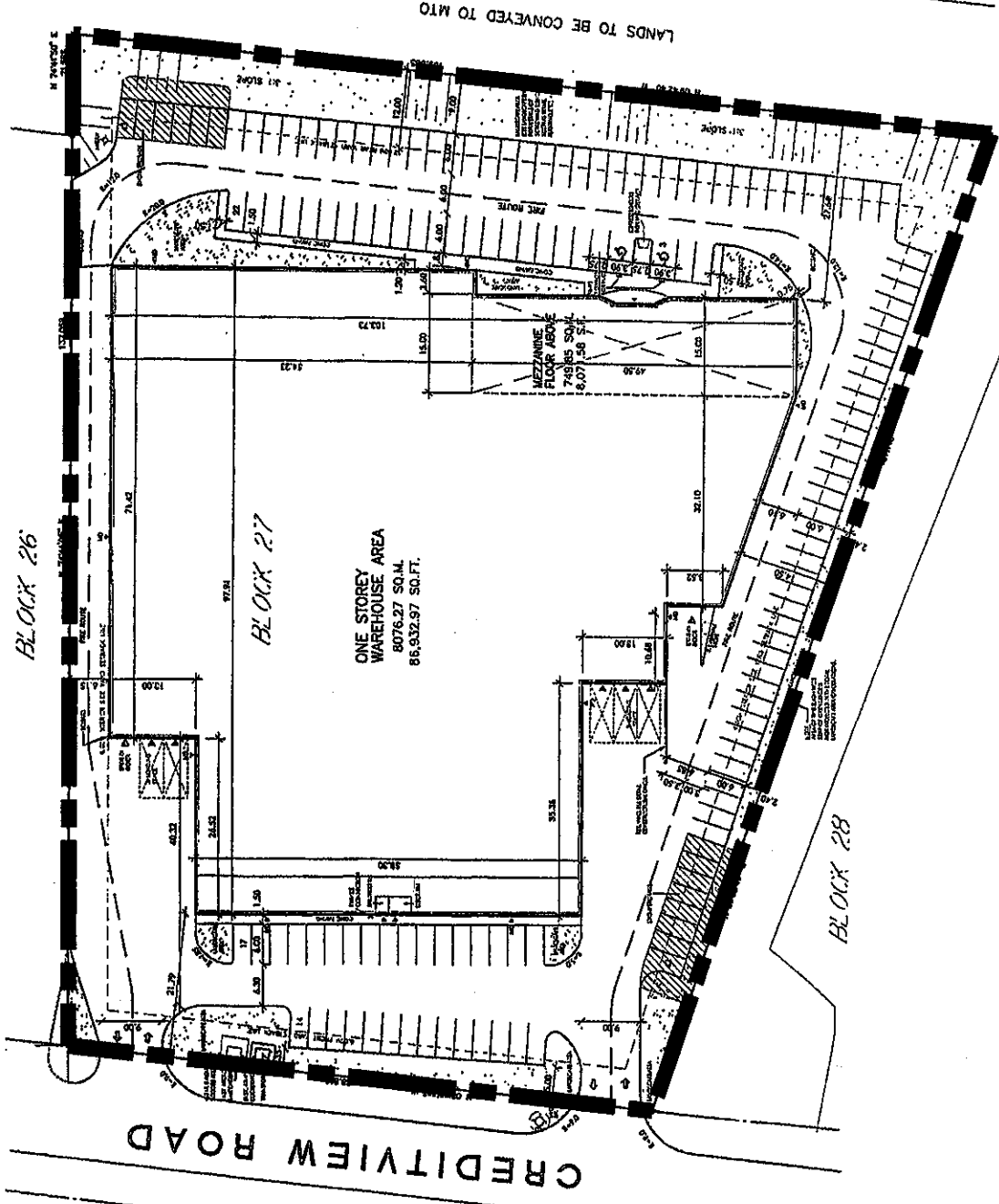
FILE No.:  
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November 11, 2003



Not to Scale

HIGHWAY No. 400



SITE DEVELOPMENT DATA	
	EST.
ZONING	IND
TOTAL SITE AREA	630.43 14,460.94 142,300.00 SQ.M.
BUILDING AREAS	
GROUND FLOOR AREA	8076.27 SQ.M. 86,932.97 SQ.FT.
MEZZANINE FLOOR AREA	749.85 SQ.M. 8,077.56 SQ.FT.
TOTAL GROUND FLOOR AREA	8826.12 SQ.M. 95,010.53 SQ.FT.
LOT COVERAGE	1.41
GROUND FLOOR	1.41
MEZZANINE	0.87
TOTAL	2.28
FRONT YARD	12.00 M
SIDE YARD (MIN.)	3.00 M
REAR YARD (MIN.)	4.50 M
MEZZANINE	4.50 M
EXPOSURE USE	12.00 M
ON SIDEWALK	1.50 M
TOTAL PROPOSED	138 SPACES (TOTAL 142 SPACES)
LANDSCAPED AREAS	1.00 M
LANDSCAPED AREA	13.00 M
PERFORMANCE	13.00 M
NOTE	AREA OF LAND ABOVE IS NOT SUBJECT TO THE ZONING BY-LAW.
PAVED AREA	13,000 SQ.M. 13,000 SQ.M.
PERFORMANCE	13,000 SQ.M. 13,000 SQ.M.
SOFT STORAGE	13,000 SQ.M. 13,000 SQ.M.
3.5% LOT AREA	21,810 SQ.M. 21,810 SQ.M.

LANDS TO BE CONVEYED TO MTO

# Attachment 2

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City of **Vaughan**

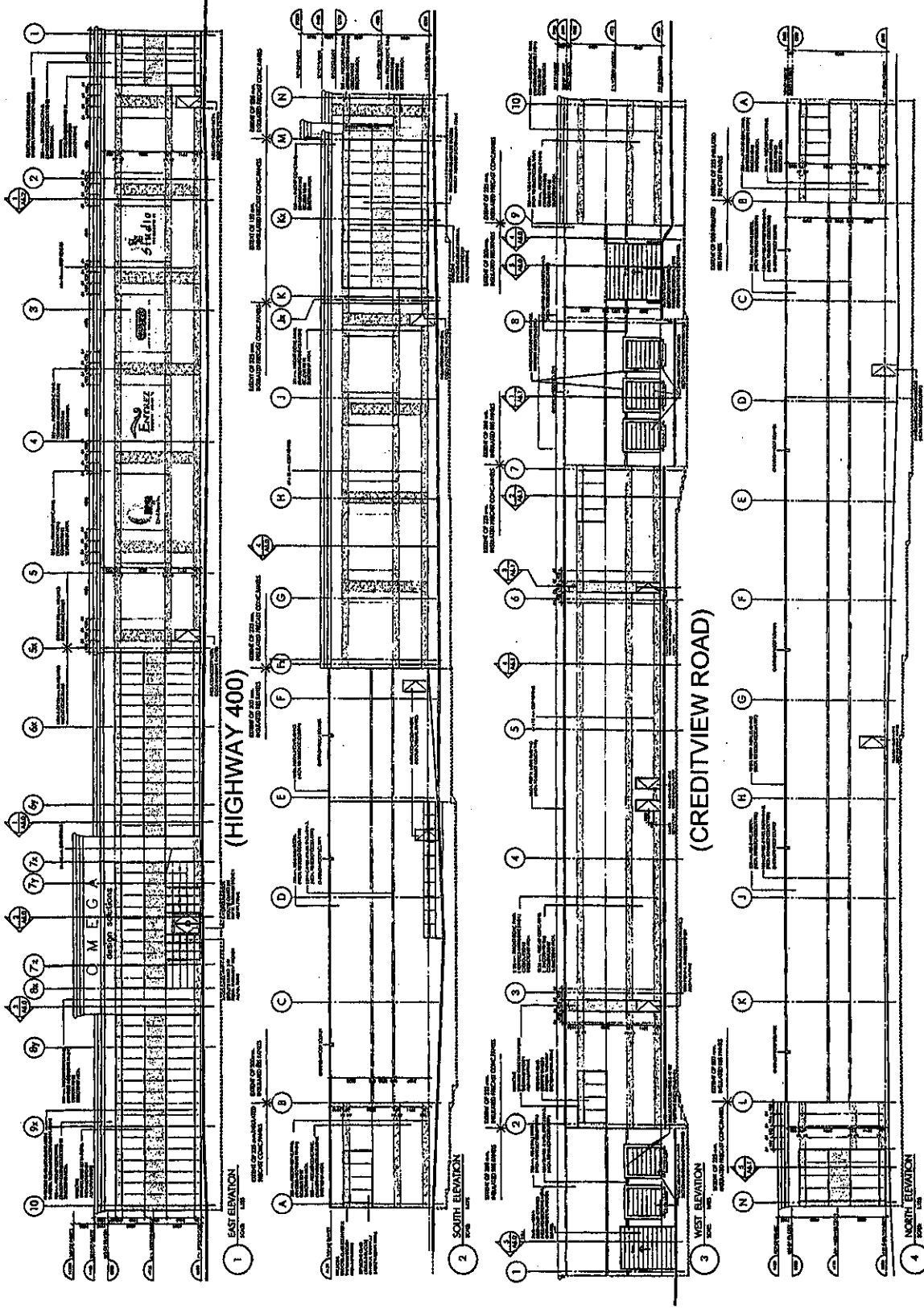
Community Planning Department

## Site Plan

Part of Lot 11,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

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Not to Scale

# Elevations

Part of Lot 11,  
Concession 5

APPLICANT:  
ROYBRIDGE HOLDINGS LIMITED

NA/PFTV1 ATTACHMENTS (A) (Rev. 02.30.07)

# City of Vaughan

Community Planning Department

# Attachment 3

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