

COMMITTEE OF THE WHOLE MAY 3, 2004

SITE DEVELOPMENT FILE DA.04.003 POWER INVESTMENT PROPERTIES INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.003 (Power Investment Properties Inc.) BE APPROVED.

Purpose

On January 29, 2004, the Owner submitted a Site Development Application for a one-storey, 2,355.03 m² business and professional office, on a 0.96 ha lot.

Background - Analysis and Options

The site is located on the south side of Rowntree Dairy Road, through to Highway #407, being Part of Lot 16 and Lot 17 on Plan 65M-2552 (290 Rowntree Dairy Road), in Part of Lots 3 and 4, Concession 6, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The lands are zoned EM1 Prestige Employment Area Zone under By-law 1-88, subject to Exception 9(1010), which permits a business and professional office use. The proposed development conforms to the policies of the Official Plan and the requirements of the Zoning By-law.

The 2,355.03 m², rectangular-shaped, business and professional office building is proposed with a flat roof to a height of 7.62 m. The roof-top mechanical equipment is screened and the colour will match the building. Each of the four facades consists of horizontal and vertical, white pre-cast panels. Evenly spaced horizontal 15 cm wide decorative precast bandings span the building, with wall pack lighting placed on the vertical panels. Blue-glazed windows span the lower portion of the building. The main entrance doors are centred along the north (Rowntree Dairy Road) and south (Highway #407) facades. The glass panels extend above the north entrance for greater architectural treatment. Two insulated overhead doors and two man-doors that are to be glazed, are located on the south façade. The loading doors facing Highway #407 are permitted by the site-specific zoning exception, and will not be visible from the highway.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 450.

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, as Red-Lined

Report prepared by:

Andrea Egizii, Planner 1, ext.8215 *AE*
Grant Uyeyama, Senior Planner, ext.8635

Respectfully submitted,



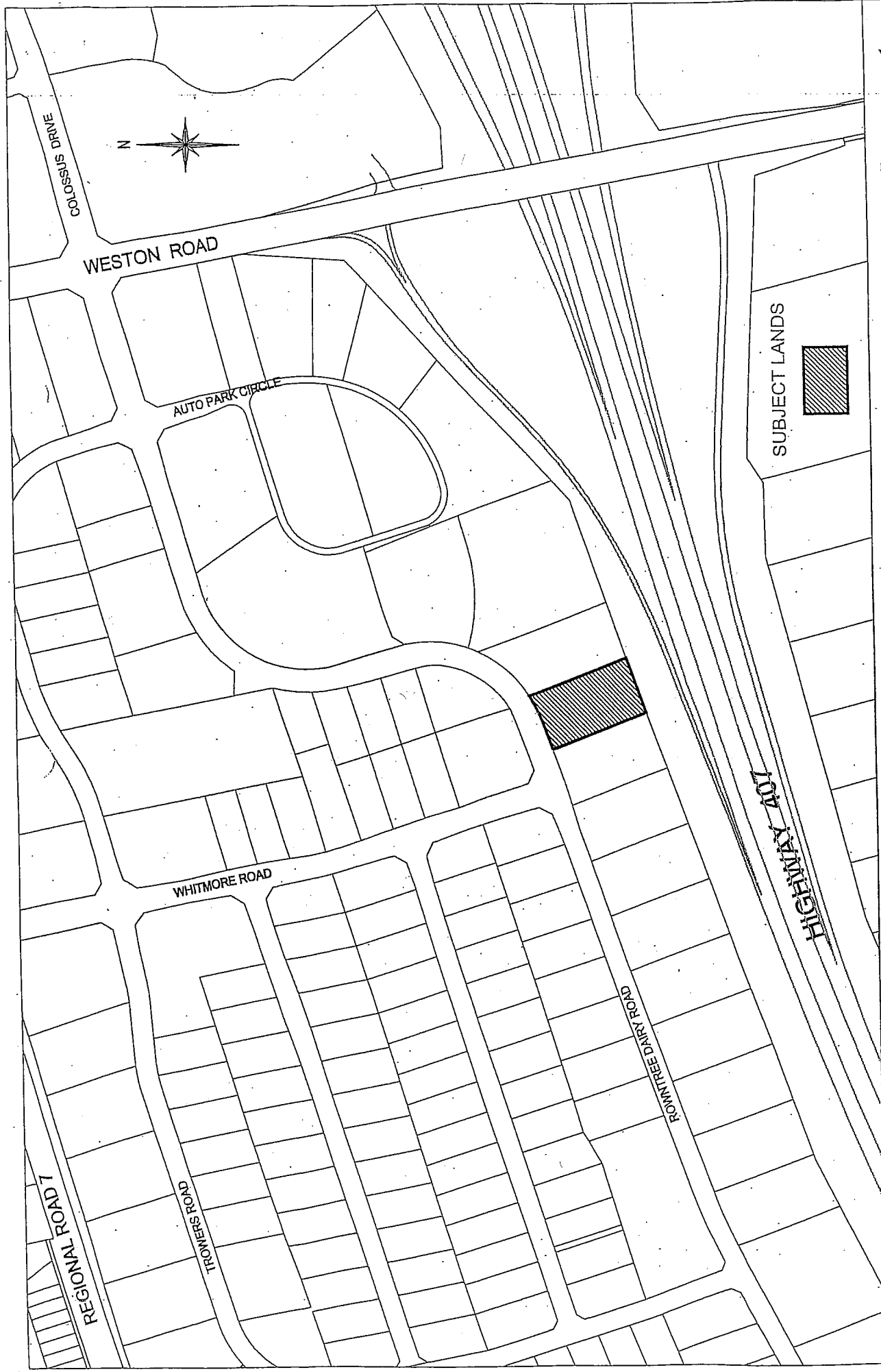
JOHN ZEPAY
Commissioner of Planning



MARCO RAMUNNO
Manager of Development Planning

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Attachment



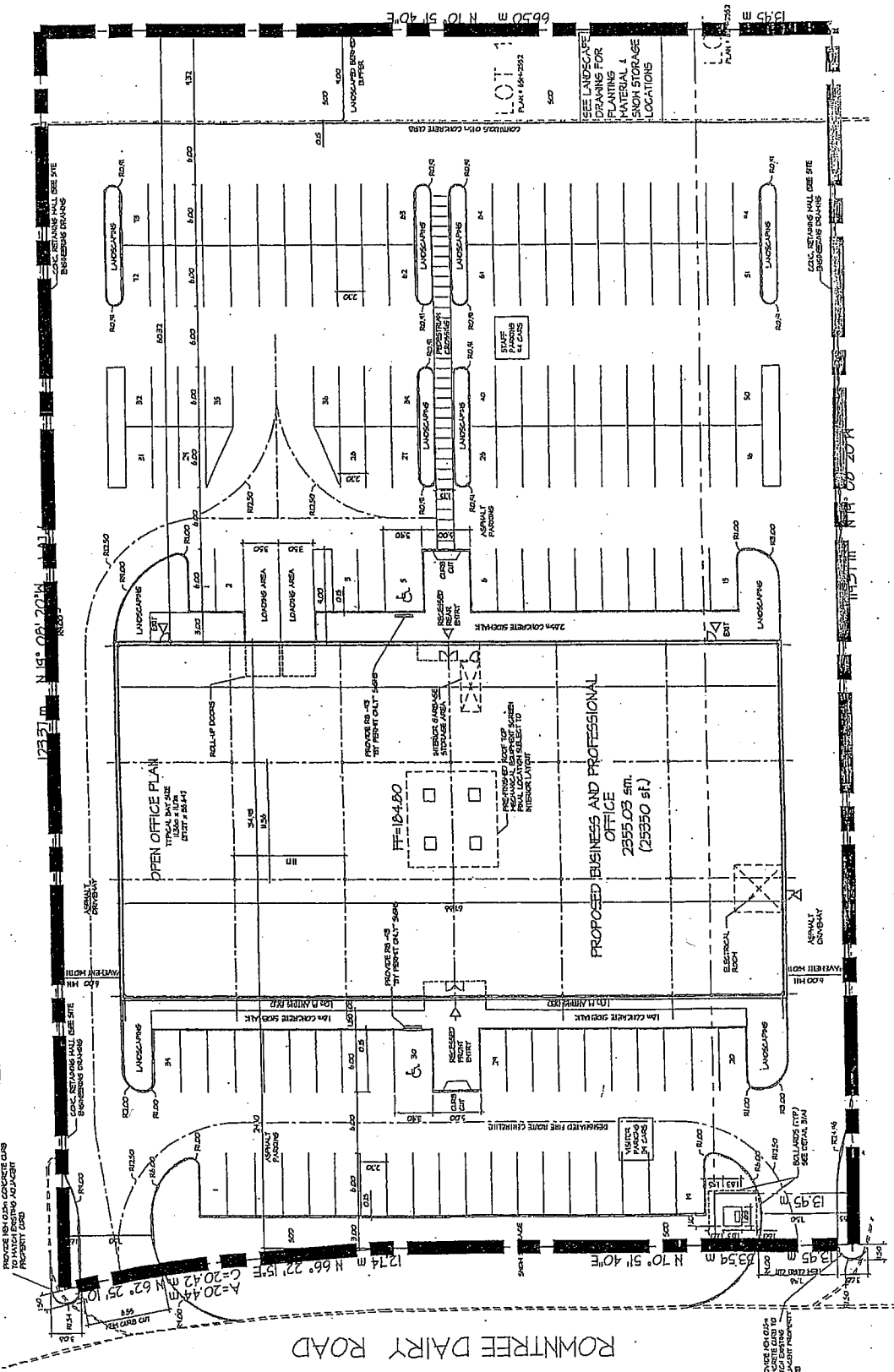
FILE No:
DA.04.003
Not to Scale
March 31, 2004

CITY OF Vaughan

Community Planning Department

Location Map

Part of Lot 3 & 4,
Concession 6
APPLICANT:
POWER INVESTMENT
PROPERTIES INC.



SUBJECT LANDS

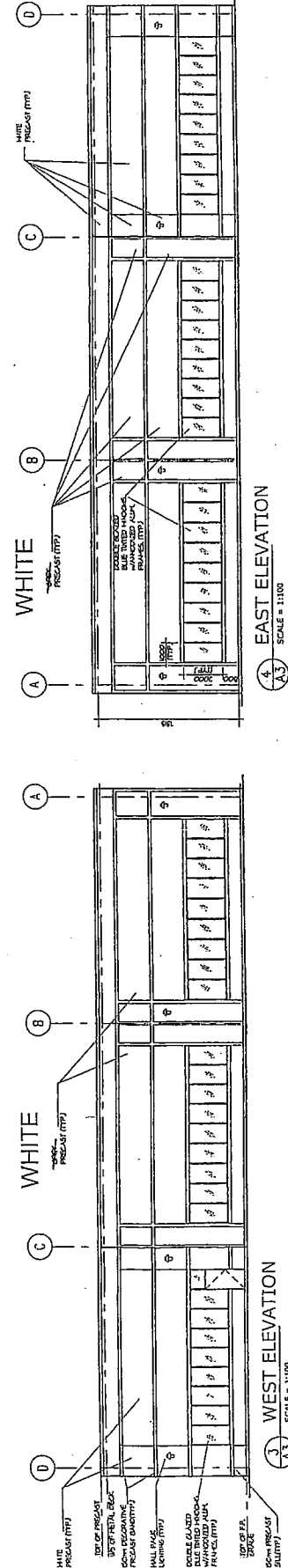
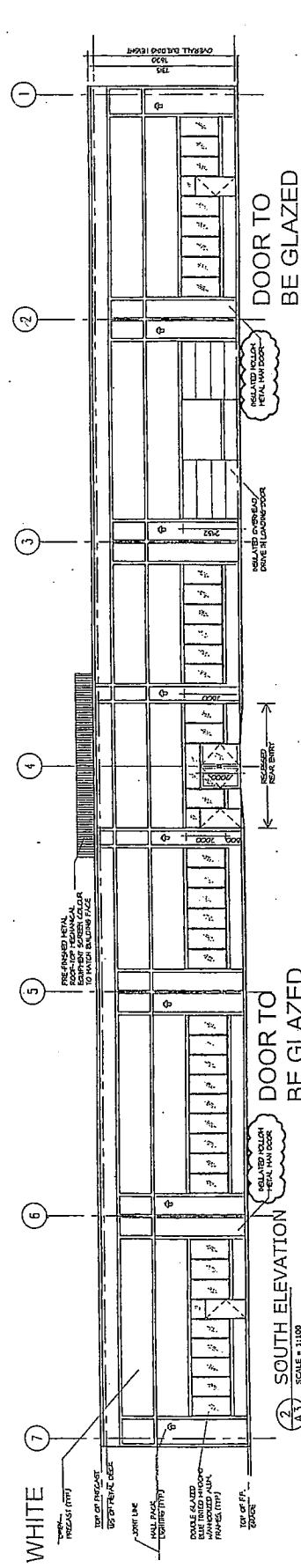
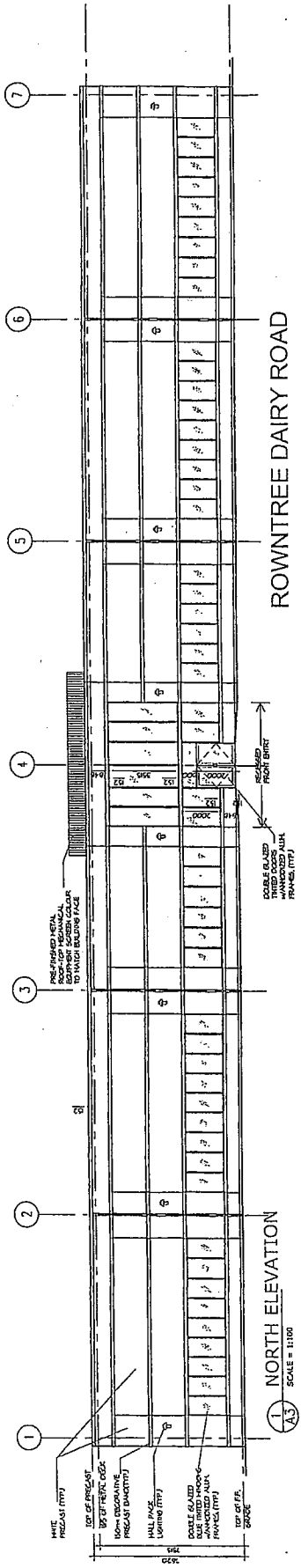
Site Plan

Part of Lot 3 & 4,
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Attachment 2
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Attachment 3
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Elevations (As Redlined)
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 Concession 6
 APPLICANT:
 POWER INVESTMENT
 PROPERTIES INC.