

COMMITTEE OF THE WHOLE NOVEMBER 1, 2004

SITE DEVELOPMENT FILE DA.04.056 **VON-LAND CORPORATION LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.056 (Von-Land Corporation Limited) BE APPROVED.

Purpose

The Owner has submitted a Site Development Application for an industrial building with a warehouse, office and décor centre component, on a 1.82 ha lot.

Background – Analysis and Options

The site is located on the southwest corner of Regional Road 7 and Rivermede Road, through to North Rivermede Road, being Lots 1 and 2 on Registered Plan 65M-2330, in Part of Lots 7 and 8, Concession 3, 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, which permits an industrial use building with accessory office and décor centre. The proposed development conforms to the policies of the Official Plan and the requirements of the Zoning By-law.

The building is proposed to have a mainly flat roof to a height of 11.05m with a rotunda at the northeast corner entranceway which increases the height to 12.24m. The building material consists of a neutral coloured limestone veneer on precast panels. The main entranceway wraps around the north (Rivermede Road) and east (Regional Road 7) façade with green tinted double-glazed doors leading into the office area. A metal canopy extends above the entranceways. Substantial green-tinted windows are provided along the upper and lower portions of the building in the proposed office and décor centre locations. The material on the remaining façades (west and south) are a neutral coloured architectural precast, with double tinted green-windows located along the upper portion of the warehouse component. An overhead door is located on the west elevation leading to an underground garage. The south elevation contains two man-doors and 2 drive-in doors. The metal roof skylight located above the office will match the window colour. Roof-top mechanical equipment will be screened from street view.

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 building 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:

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Grant Uyeyama, Manager of Development Planning, ext.8635

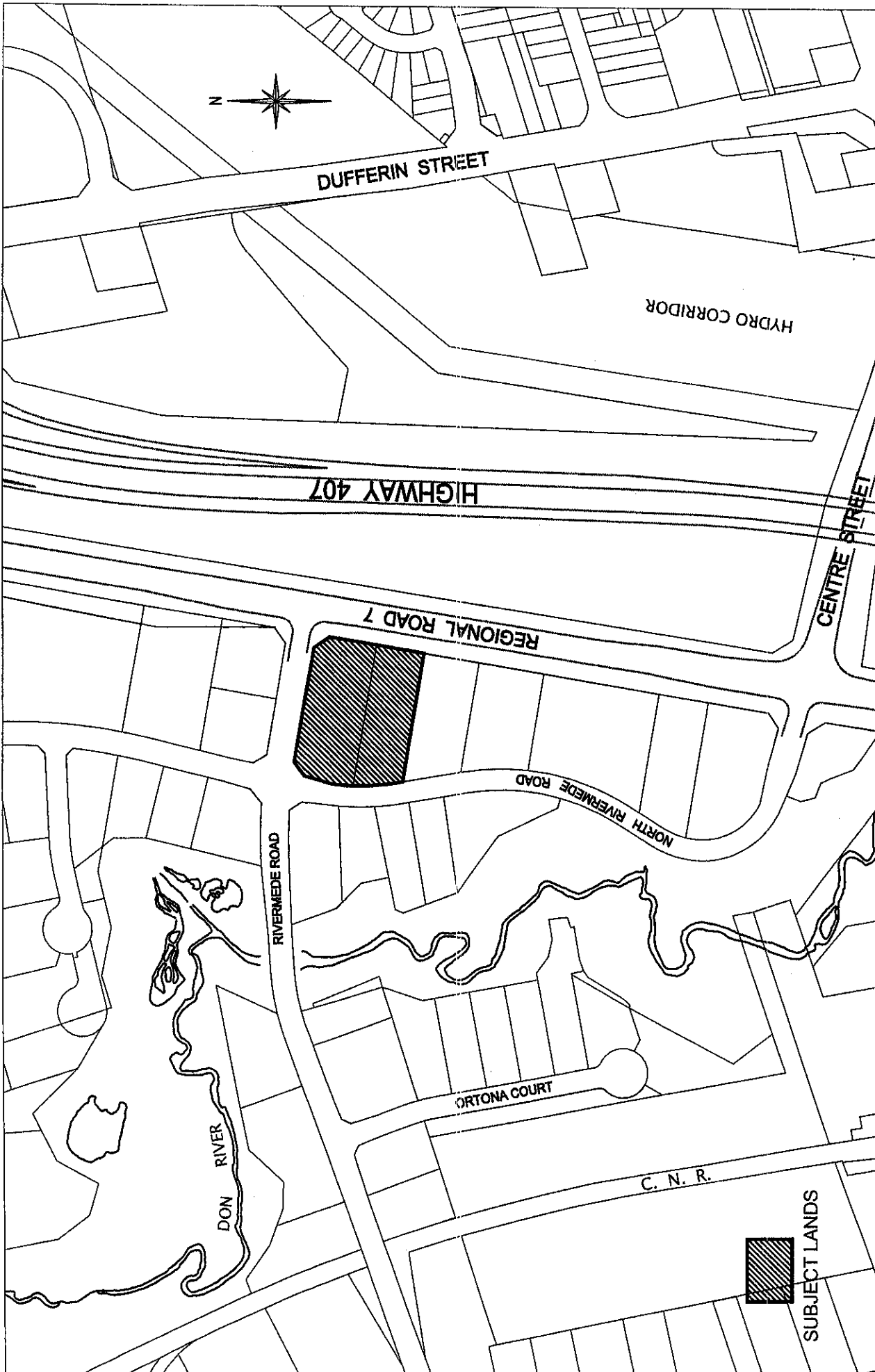
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lots 7 & 8,
Concession 3

APPLICANT:
VON-LAND CORPORATION LIMITED

City of Vaughan

Community Planning Department

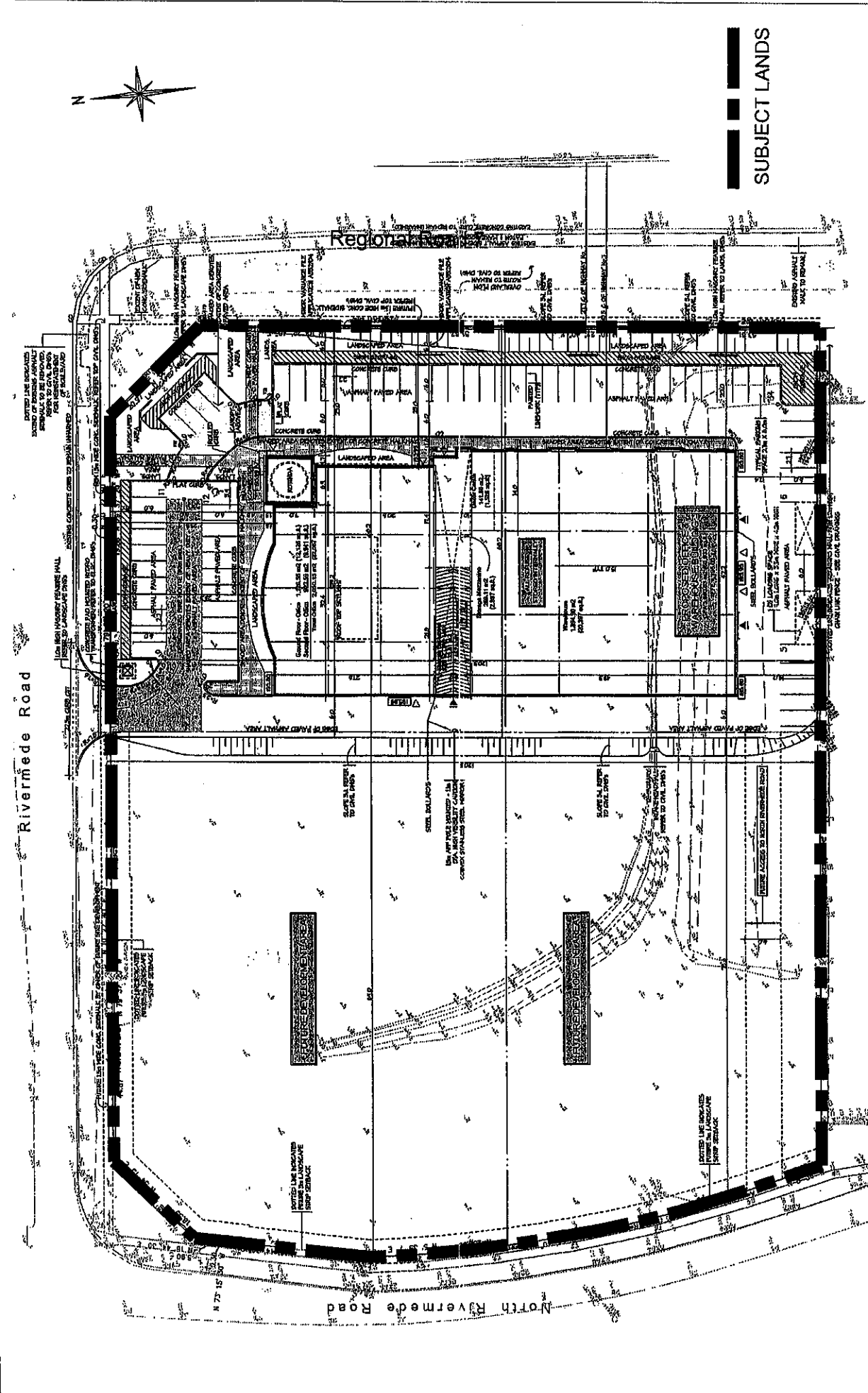
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FILE No.:
DA.04.056

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October 4, 2004



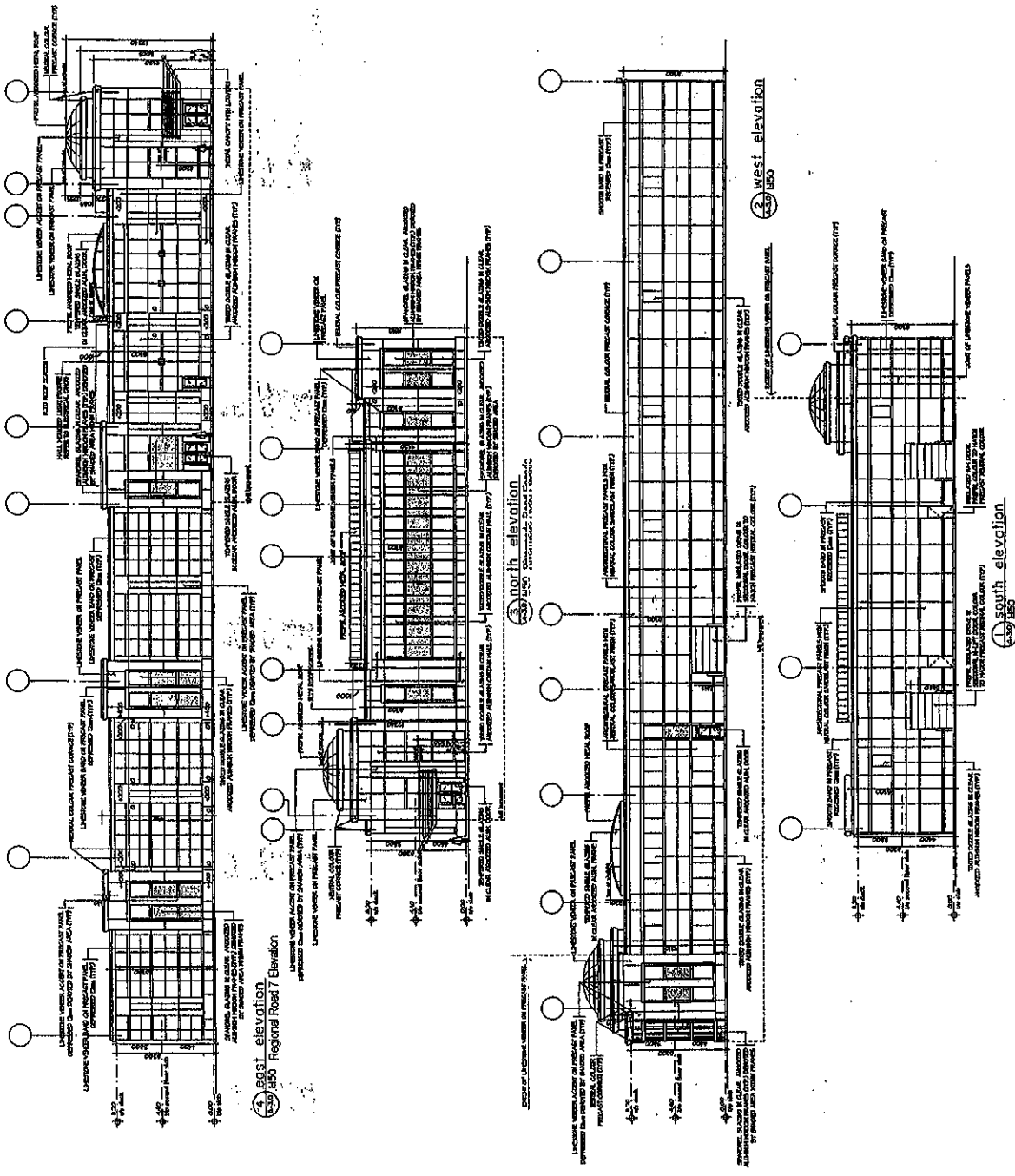
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City of **Vaughan**
 Community Planning Department

Site Plan
 Part of Lots 7 & 8,
 Concession 3
 APPLICANT:
 VON-LAND CORPORATION LIMITED

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Attachment 3

FILE No.: DA.04.056

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City of Vaughan

Community Planning Department

Elevation Plan

Part of Lots 7 & 8, Concession 3

APPLICANT: VON-LAND CORPORATION LIMITED