

COMMITTEE OF THE WHOLE JUNE 20, 2005

**SITE DEVELOPMENT FILE DA.05.018
NHD DEVELOPMENTS LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.018 (NHD Developments Ltd.) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report.

Purpose

The Owner has submitted a Site Development Application to permit the development of two industrial buildings on a 4.05ha parcel of land. The Owner of the site has separated the lands into two parcels, each of which contains one building, for the purposes of a future severance of the lands.

The westerly building will be located on a 2.18ha parcel at 51 Stone Ridge Road and will consist of a 10,928m² industrial building with mezzanine, office, and showroom space. The building will be used for a mattress warehouse. The second easterly building will be located on a 1.87ha parcel at 20 Vaughan Valley Boulevard and will consist of a 9,673.44 m² industrial building with office and mezzanine space. A tenant/user has not been confirmed for this building. The building has been designed so that it can be divided to facilitate two users at a later date.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located at the southwest corner of Stone Ridge Road and Vaughan Valley Boulevard, on the north side of Regional Road 7, being Blocks 5 and 6 on Plan 65M-3732 (51 Stone Ridge Road and 20 Vaughan Valley Boulevard), in Part of Lot 6, Concession 9, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

51 Stone Ridge Road

The rectangular-shaped building will be constructed to a height of 9.65m. The primary façade and entrance is on the north elevation that faces Stone Ridge Road (Attachment #3a) and consists of white ribbed and smooth pre-cast paneling with approximately a third of the elevation consisting of blue spandrel glazing and reflective glazing with a blue tint where the office and showroom will be located. The south elevation faces Regional Road 7 and is very similar in appearance to the north façade and consists of white pre-cast and blue spandrel glazing in the middle of the façade and at the corners. The west elevation faces vacant land and is comprised of light grey pre-cast wall paneling interspersed with white vertical smooth bands blue spandrel glazing and reflective glazing with a blue tint where the office and showroom will be located. The east elevation, faces the building proposed at 20 Vaughan Valley Boulevard and consists of light grey pre-cast wall paneling with a column of blue spandrel glazing at the southeast corner. The loading area is located on the east elevation and includes 20 overhead doors and one drive-in

overhead door. The loading area is screened from Stone Ridge Road by a 3.6m masonry wall approximately 21m in length that will be finished with stucco. All rooftop units will be screened.

20 Vaughan Valley Boulevard

The square-shaped building will be constructed to a height of 9.65m. The primary façade and entrance is on the east elevation that faces Vaughan Valley Boulevard (Attachment #3b) and consists of white ribbed and smooth pre-cast paneling with a third of the elevation consisting of blue spandrel glazing and reflective glazing with a blue tint where the office with the above mezzanine will be located. The north elevation that faces Stone Ridge Road consists of predominantly white pre-cast paneling with blue spandrel glazing at each corner. The south elevation faces the existing gas station, and consists of white pre-cast and incorporates a mix of blue spandrel glazing and reflective glazing with a blue tint at the corners. The west elevation faces the industrial building proposed at 51 Stone Ridge Boulevard and is comprised of light grey pre-cast wall paneling. The loading area is located on the west elevation and comprises 10 overhead doors and 2 drive-in overhead doors. The loading area is screened from Stone Ridge Road by a 3.6m high masonry wall approximately 25m in length that will be finished with stucco. All rooftop units will be screened.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, particularly priority "A-5," "Plan and Manage Growth."

Conclusion

Staff is satisfied with the proposed elevations of the two industrial buildings.

Attachments

1. Location Map
2. Site Plan
- 3a. Elevation Plan – 51 Stone Ridge Road
- 3b. Elevation Plan – 20 Vaughan Valley Boulevard

Report prepared by:

Clement Messere, Planner, ext. 8791
Arto Tikiryan, Senior Planner, ext.8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

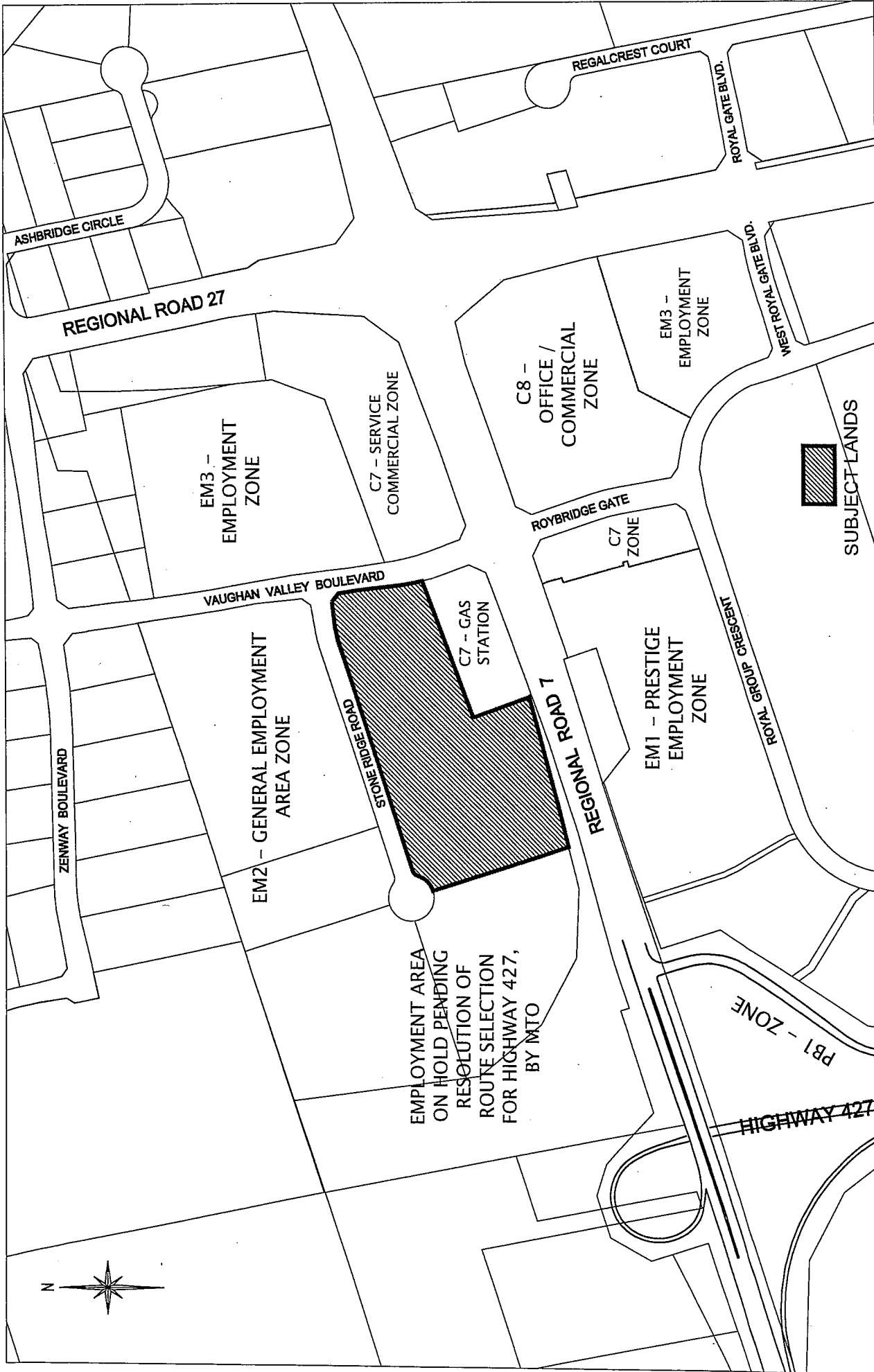
Respectfully submitted,

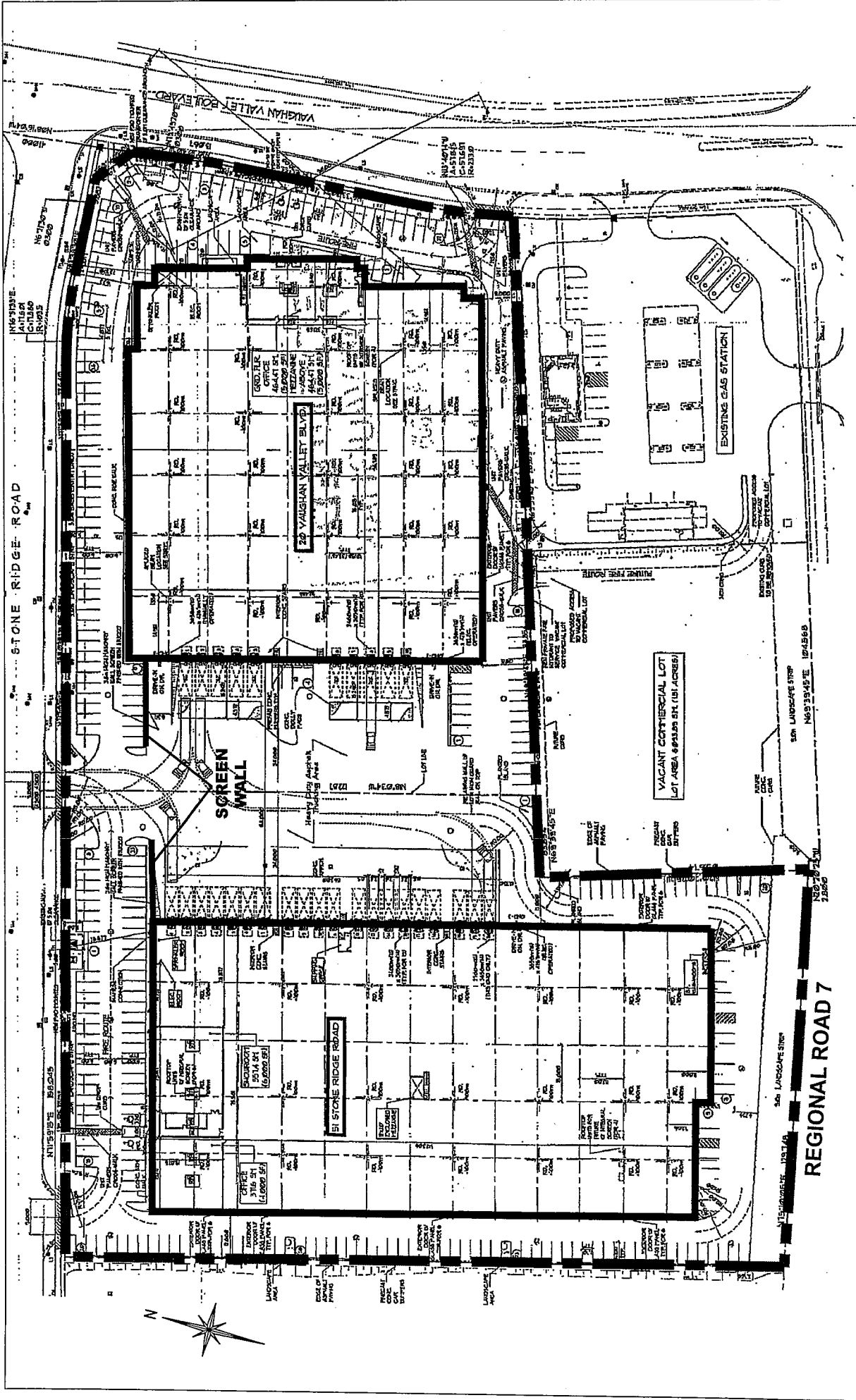
JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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SUBJECT LANDS

Attachment 2

FILE No.: DA.05.018
 Not to Scale
 May 31, 2005

City of Vaughan

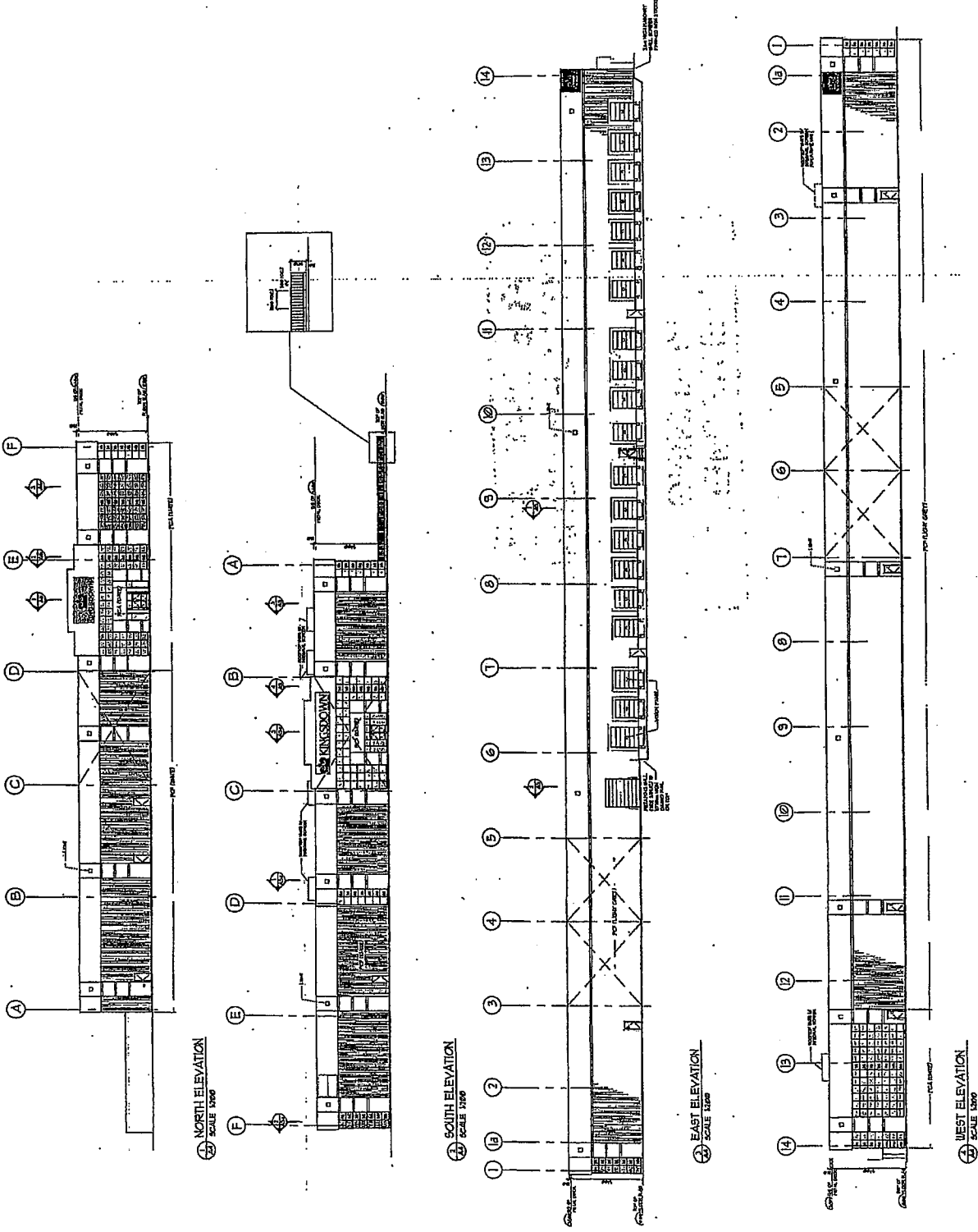
Development Planning Department

Site Plan

Lot 6,
 Concession 9

APPLICANT:
 N.H.D. DEVELOPMENTS LIMITED

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Attachment 3a

FILE No.: DA.05.018
 Not to Scale
 May 25, 2005



Development Planning Department

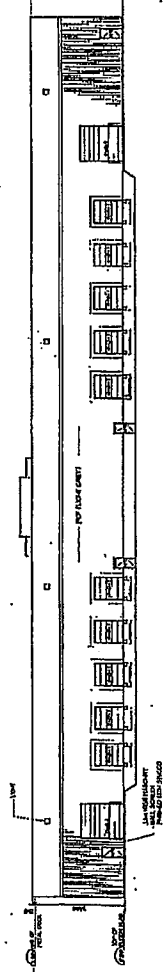
Elevations - 51 Stone Ridge Road

Lot 6,
 Concession 9

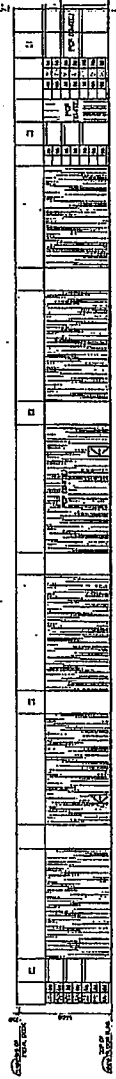
APPLICANT:
 N.H.D. DEVELOPMENTS LIMITED
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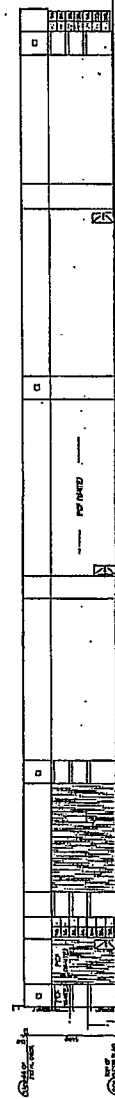
EAST ELEVATION
SCALE 1/2" = 1'-0"



WEST ELEVATION
SCALE 1/2" = 1'-0"



SOUTH ELEVATION
SCALE 1/2" = 1'-0"



NORTH ELEVATION
SCALE 1/2" = 1'-0"

Elevations - 20 Vaughan Valley Boulevard

APPLICANT:
N.H.D. DEVELOPMENTS LIMITED
Lot 6,
Concession 9



Development Planning Department

Attachment 3b

FILE NO.:
DA.05.018
Not to Scale
May 31, 2005

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