

COMMITTEE OF THE WHOLE OCTOBER 11, 2005

SITE DEVELOPMENT FILE DA.05.017 2056247 ONTARIO INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.017 (2056247 Ontario Inc.) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of one, two-storey, 5509m², 27 unit industrial building with a mezzanine (Building "A"), on a vacant 2.74ha lot, as shown on Attachment #2.

The site plan also shows the future development of a 4836m² industrial building (Building "B"), which will be considered through a separate application.

Background - Analysis and Options

The subject lands (Attachment #1) are located at the northwest corner of Regional Road #27 and West Royal Gate Boulevard, in Part of Lot 5, Concession 9, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-Law 1-88, subject to Exception 9(1013). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan provided on Attachment #3, shows an L-shaped building that will be constructed to a height of 8.1m, with a peaked architectural feature above the southeast entrance increasing the height to 12m. The building materials consist of aggregate and ribbed white precast panels and blue glazed windows. The primary façades are located on the east and south elevations facing Regional Road #27 and West Royal Gate Boulevard, respectively, and will be designed with multiple glass unit doors, and upper and lower level windows, divided by a continuous sign box and framed in white aggregate precast panels.

The remaining two façades are of similar design and consist of ribbed white precast panels with 14 of 27 drive-in doors and 13 of 26 man-doors to be provided on the north elevation, with the remaining man doors and drive-in doors to be provided on the west elevation. The roof-top mechanical equipment is screened from the view of the adjacent streets.

The proposed landscape plan shows a mix of coniferous and deciduous trees and shrubs along the perimeter of the site, with 9m landscape strip along Regional Road #27, 6m along West Royal Gate Boulevard and 3m along Royal Group Crescent. The landscape plan shall be to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2007

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

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the multi-unit industrial building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan, (Building "A")

Report prepared by:

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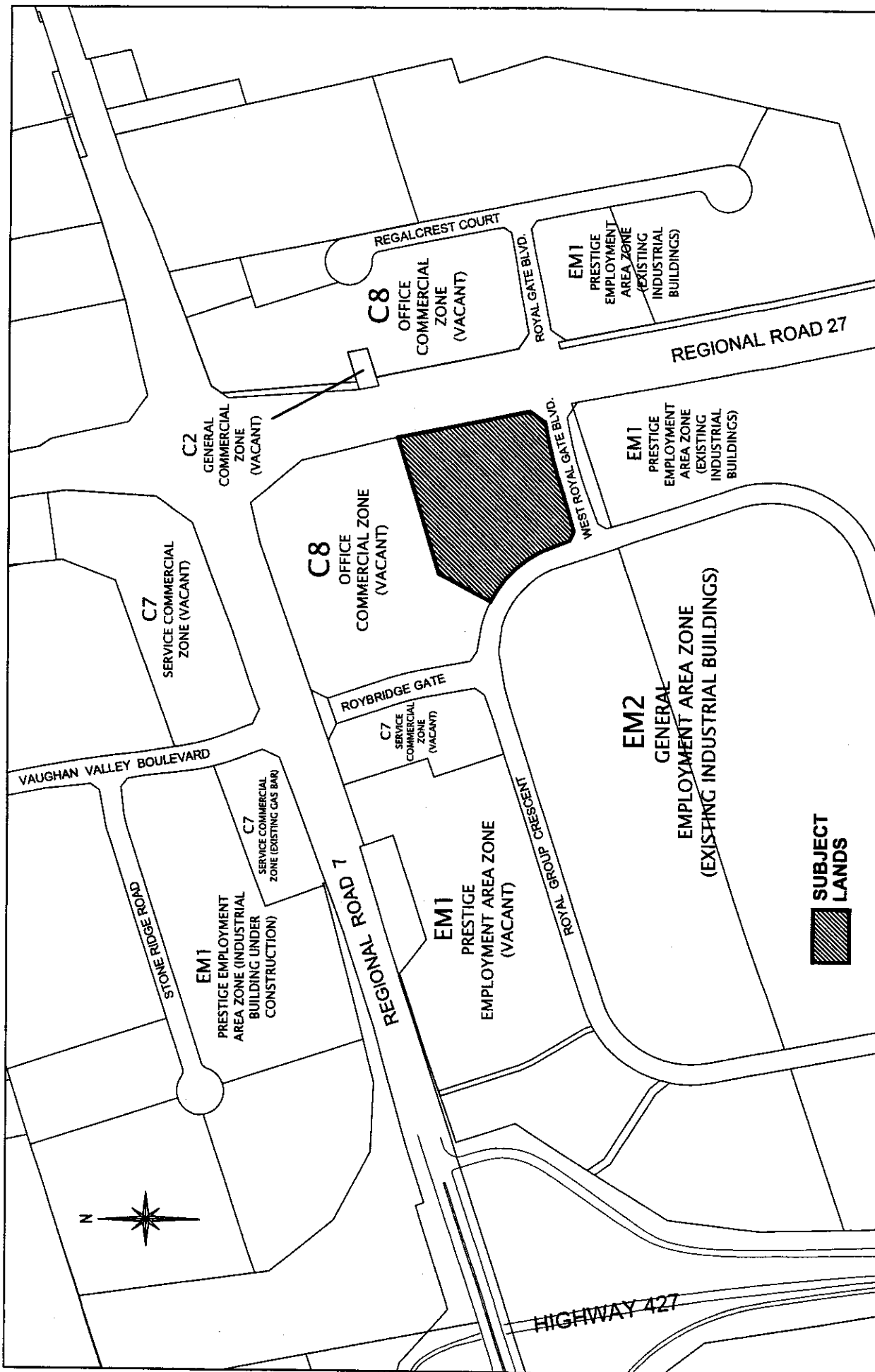
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part Lot 5,
Concession 9
APPLICANT:
 2056247 CANADA INC.
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Development Planning Department

Attachment

FILE No.:
DA.05.017

Not to Scale

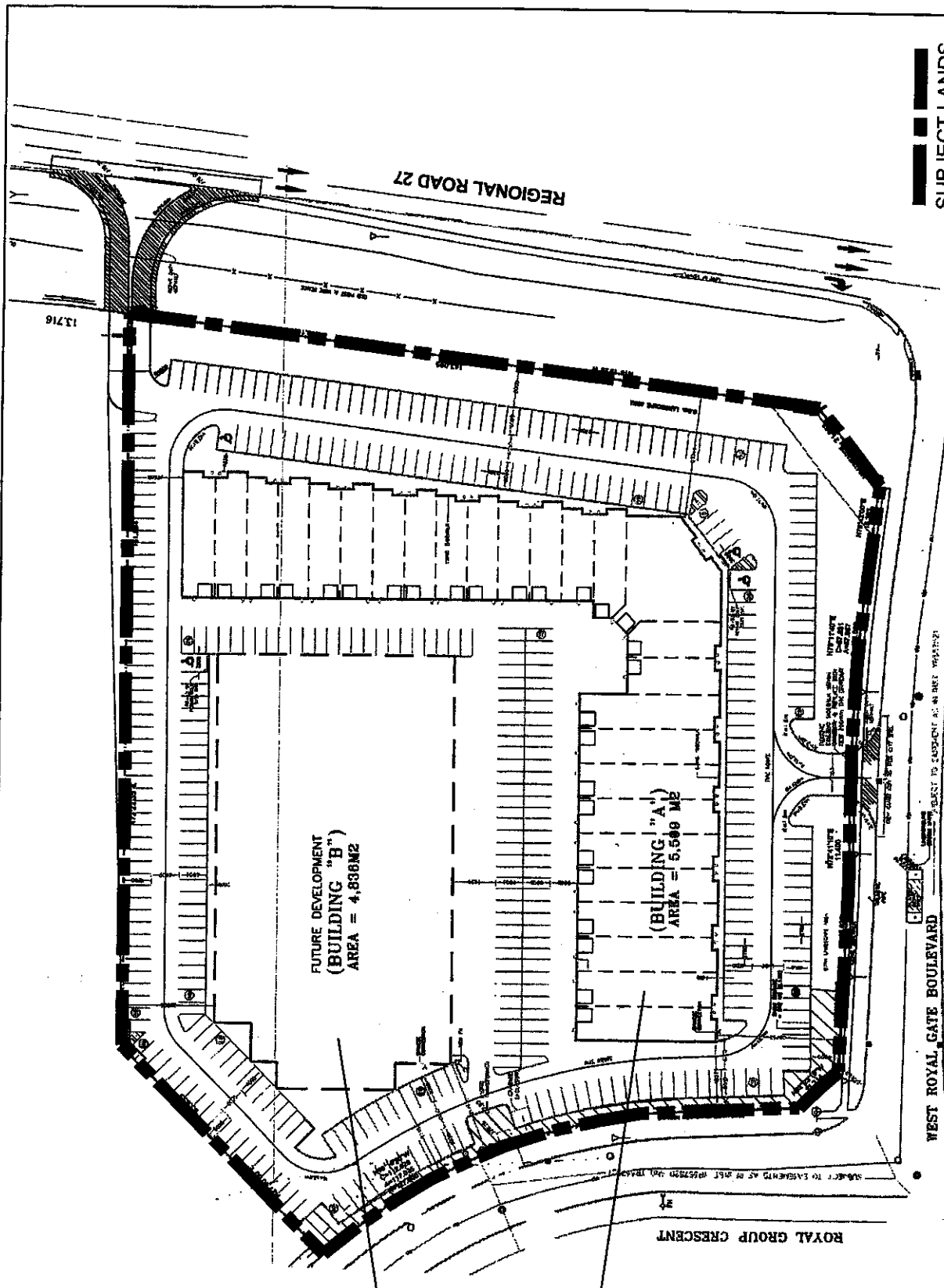
September 8, 2005





Building 'B'
subject to future
site plan
application

Building 'A'
subject to
DA.05.017



SUBJECT LANDS

Site Plan

Part Lot 5,
Concession 9
APPLICANT:
2056247 CANADA INC.
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City of
Vaughan

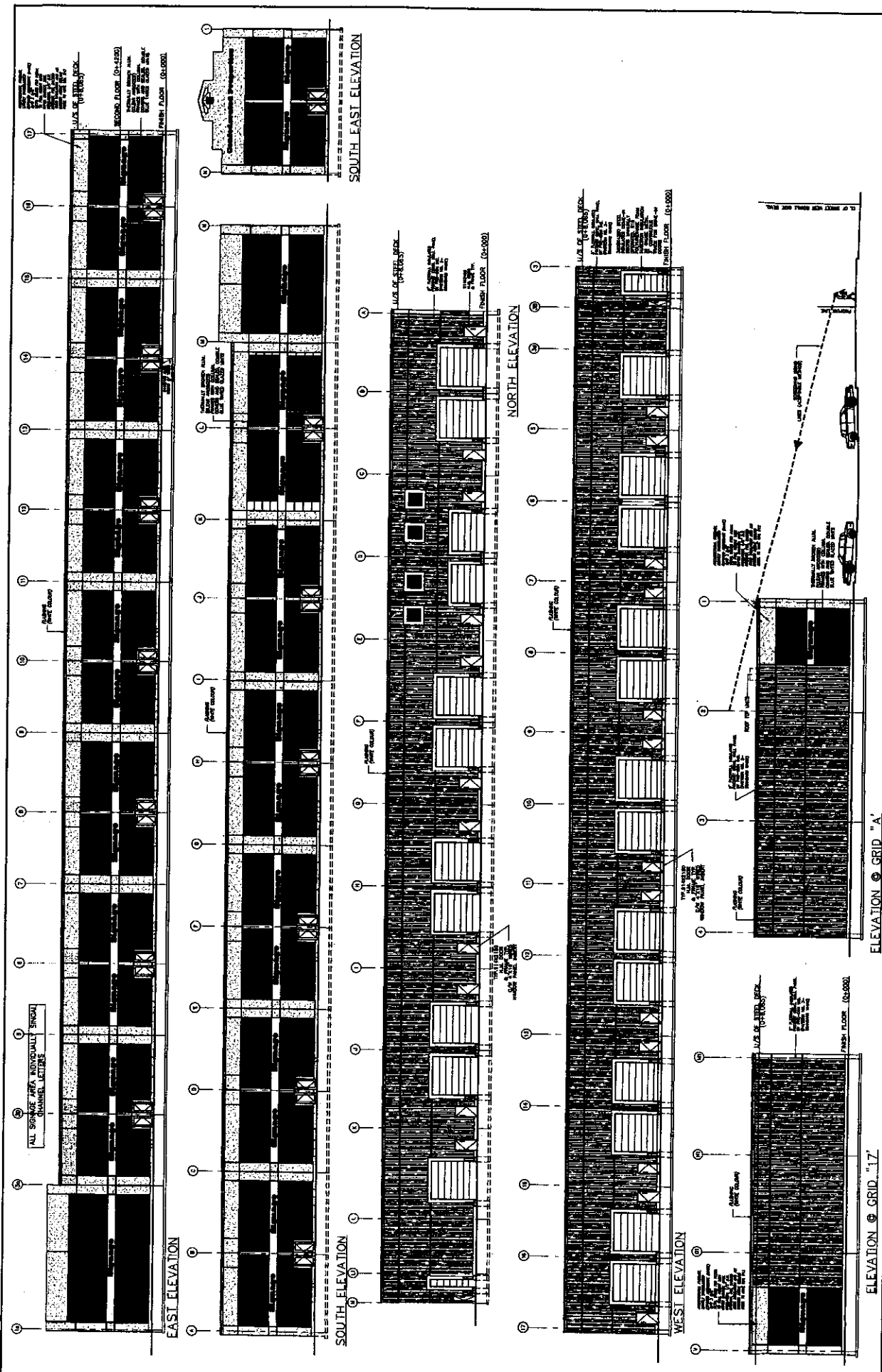
Development Planning Department

Attachment

2

FILE No.:
DA.05.017

Not to Scale
September 8, 2005



Elevation Plan
- Building 'A'

APPLICANT:
 2056247 CANADA INC.
 Part Lot 5,
 Concession 9

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Development Planning Department

Attachment
3

FILE No.:
 DA.05.017

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September 8, 2005