

**COMMITTEE OF THE WHOLE JANUARY 16, 2006**

**SITE DEVELOPMENT FILE DA.05.032**  
**LANDUCON DEVELOPMENT (2004) LIMITED**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.032 (Landucon Development (2004) Limited) 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 an application to permit a 4,568.16m<sup>2</sup> single-storey, multi-unit industrial building on a 1.21 ha lot, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1, are located on the west side of Keele Street, south of Rutherford Road, in Part of Lot 13, Concession 4, 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.

This application was brought forth to an earlier Committee of the Whole meeting on December 5, 2005. The recommendation of Council on December 12, 2005 was as follows:

"That this matter be referred to staff and that the applicant be requested to work with the Local Councillor to review opportunities to modify the building architecturally."

The Owner has since met with the Local Councillor and Development Planning Staff to discuss the building elevations and the Owner has agreed to change the colour of the precast panels from grey to off-white and to incorporate decorative cornice detail on the corners of the building in order to create a more aesthetically and architecturally pleasing façade.

The U-shaped building will be constructed to a height of 6.7m, with the height increasing to 8.83m at the dominant corners (northeast and southeast) of the building facing Keele Street as shown on Attachment #3a. The building materials on the north, east and south elevations, consist of off-white precast concrete panels with two 1.6m wide white coloured precast panel bands that wrap around the building for architectural detail. In addition, decorative cornice detail are incorporated on the corners of the exterior north, east and south elevations. Blue double-glazed windows are evenly spaced along the lower and middle portions of the building. Each of the 25 units will have an entry door, and a sign box located above.

The westerly and the interior courtyard elevations consist of off-white insulated pre-cast panels. There are 26 man-doors and 21 overhead doors located within the interior courtyard as shown on Attachment #3b. The roof-top mechanical equipment will be screened from the view of streets.

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

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly '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
- 3a. Elevation Plan (North, South, East, West)
- 3b. Elevation Plan (Interior courtyard)

### **Report prepared by:**

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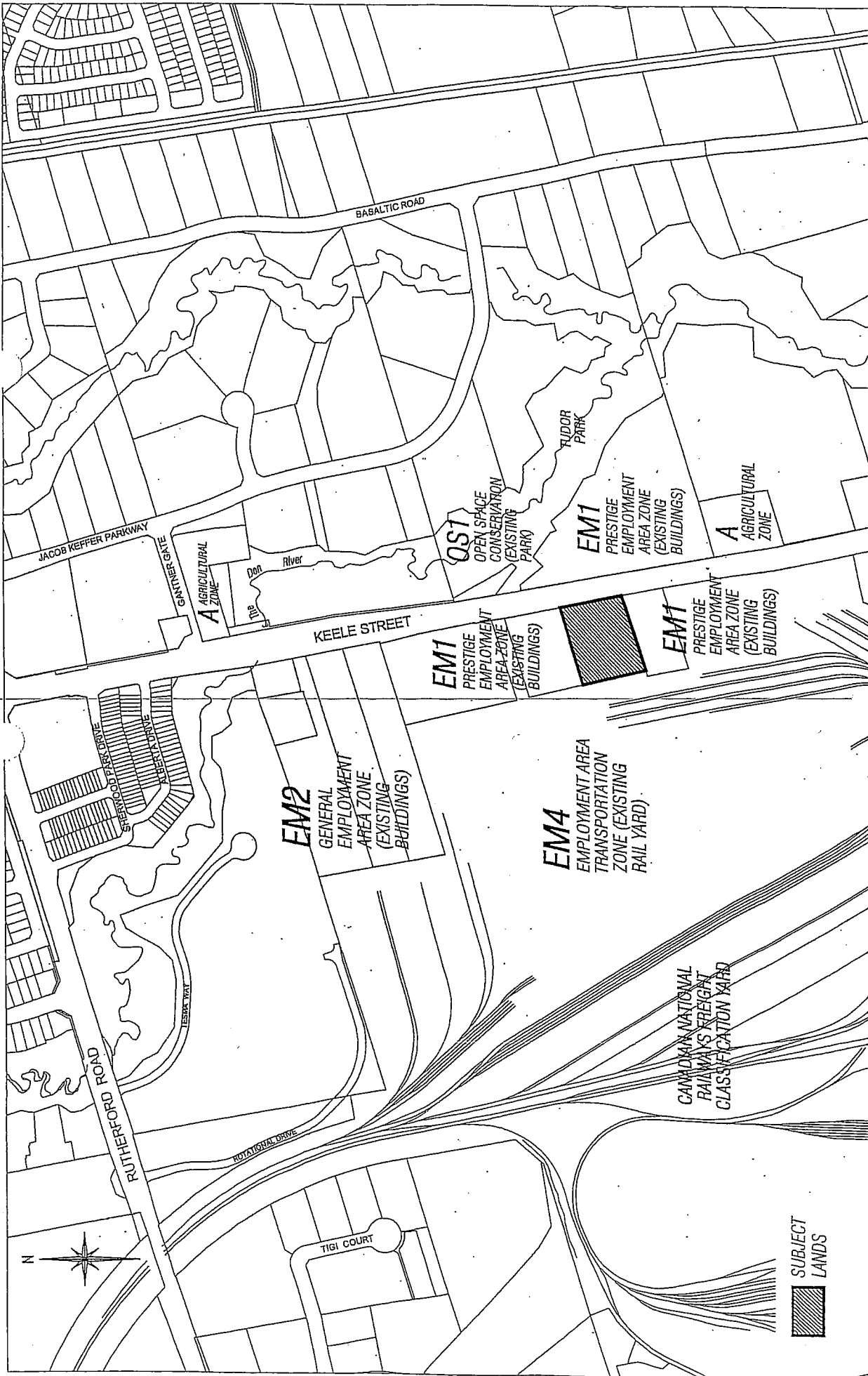
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG

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# Location Map

Part of Lot 13,  
Concession 4

APPLICANT:  
LANDUCON DEVELOPMENT (2004) LIMITED

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# City of Vaughan

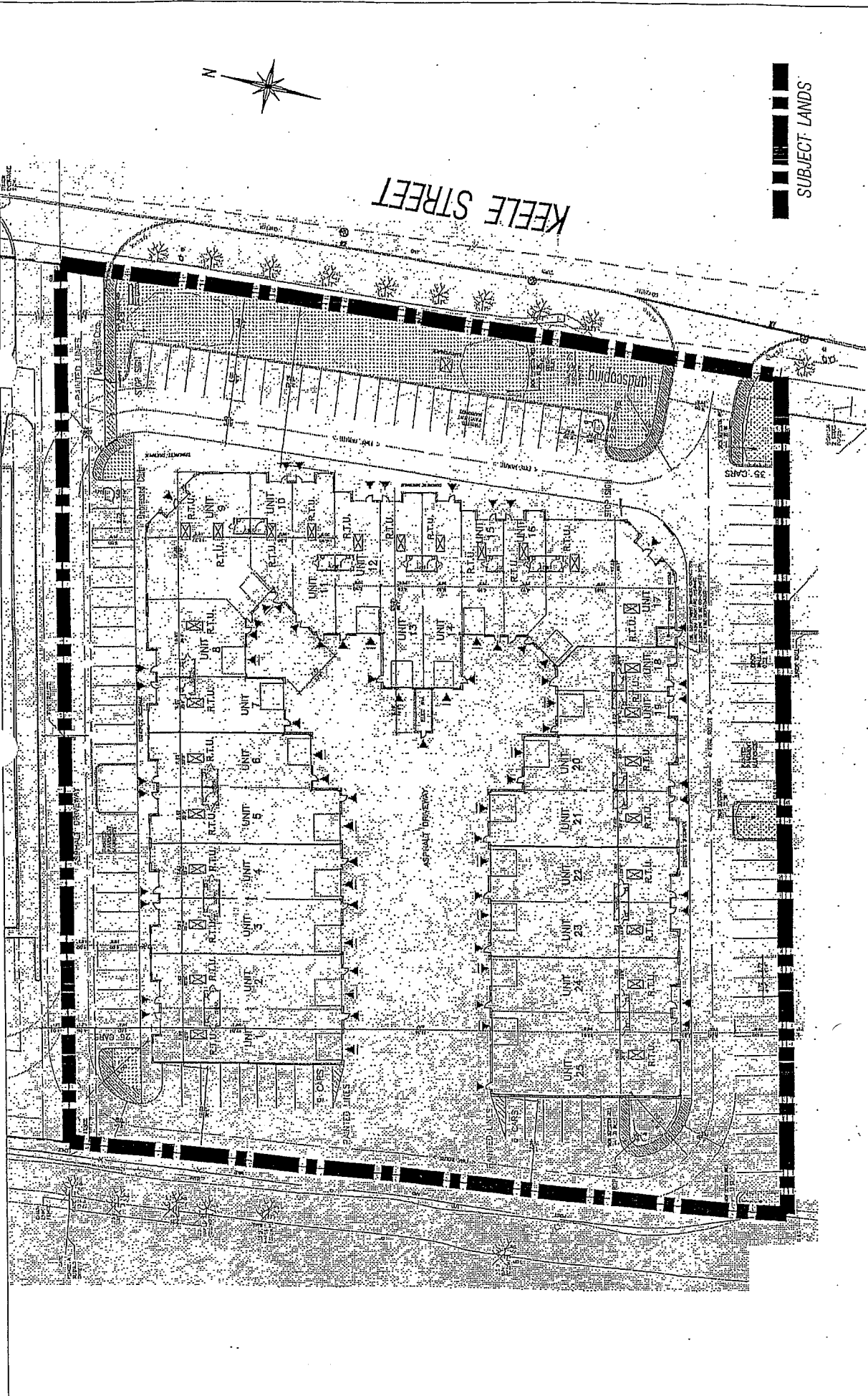
Development Planning Department

# Attachment 1

FILE No.:  
DA.05.032

Not to Scale

June 14, 2005



**Site Plan**

Part of Lot 13,  
Concession 4

APPLICANT:  
LANDUCON DEVELOPMENT (2004) LIMITED

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City of  
**Vaughan**

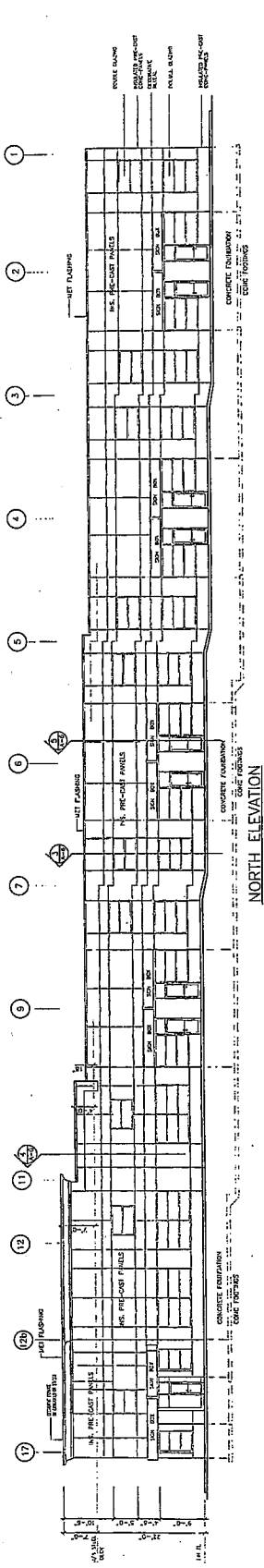
Development Planning Department

**Attachment**

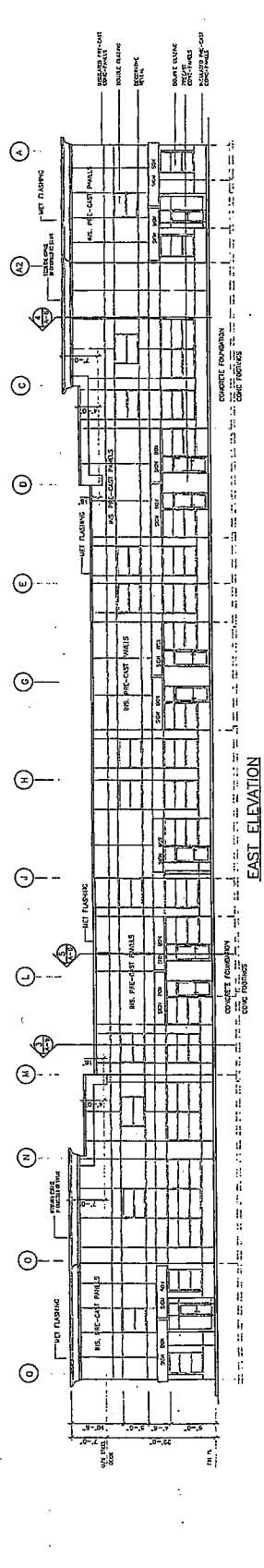
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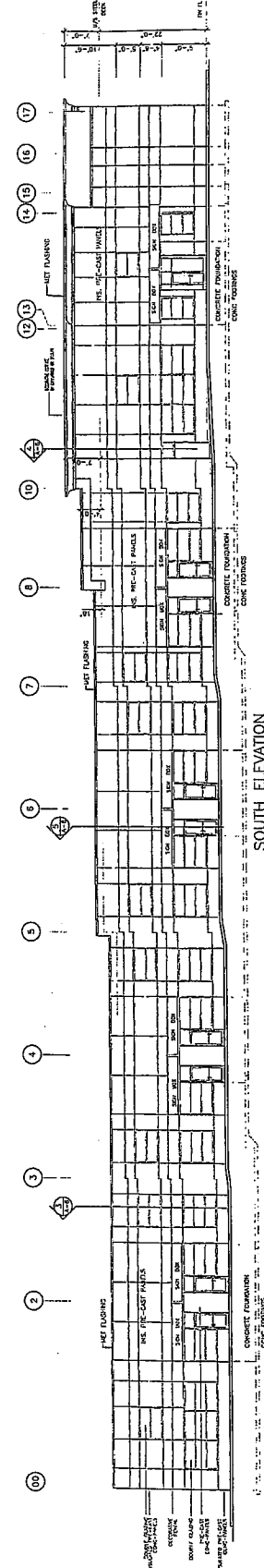
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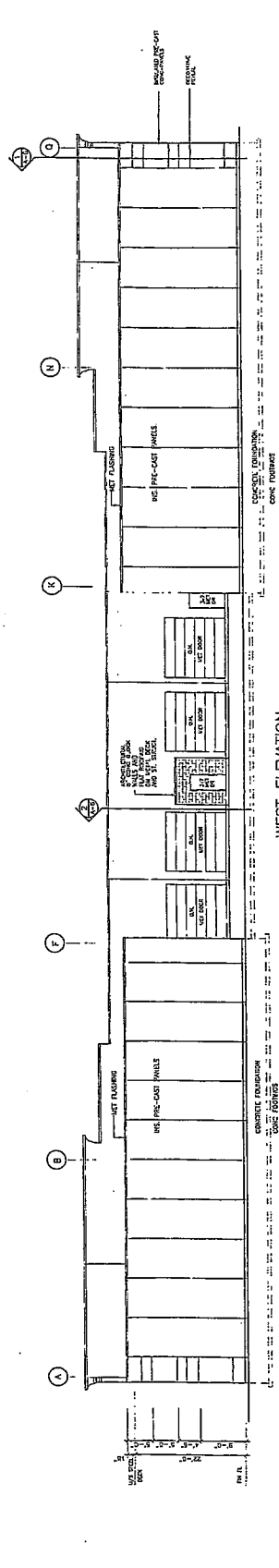
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

# North, South, East & West Elevations

APPLICANT:  
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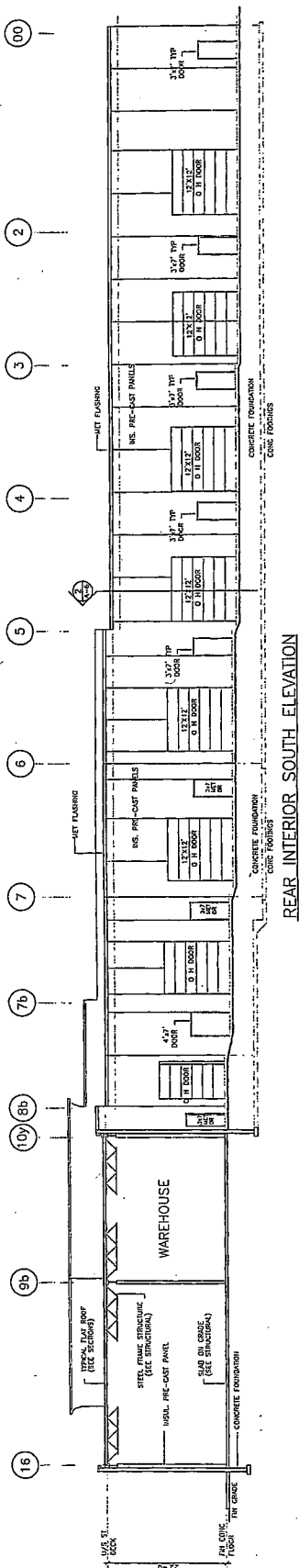
Part of Lot 13,  
Concession 4



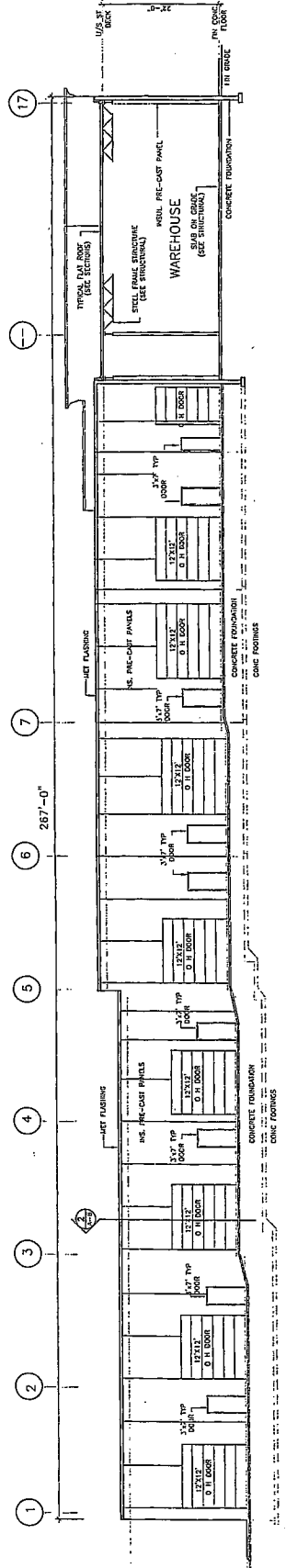
Development Planning Department

# Attachment 3a

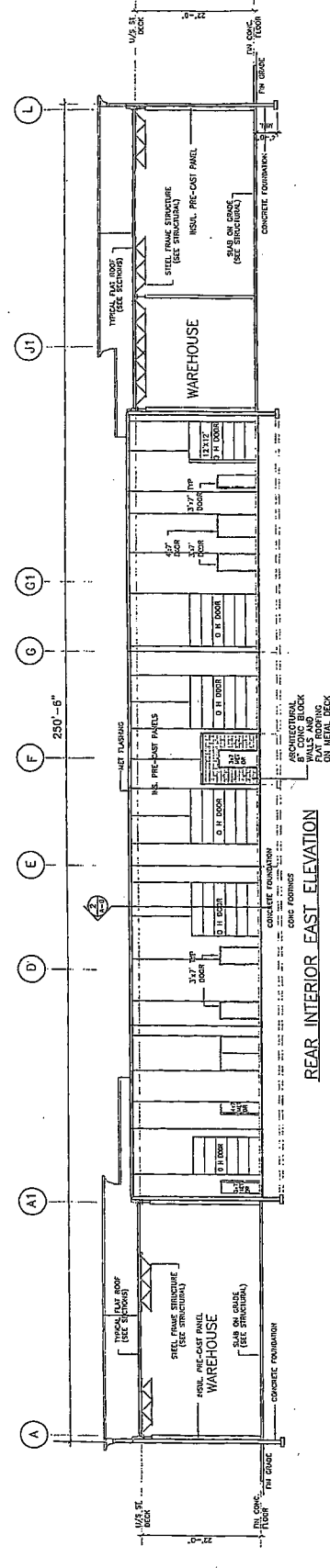
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January 2, 2006



REAR INTERIOR SOUTH ELEVATION



REAR INTERIOR NORTH ELEVATION



REAR INTERIOR EAST ELEVATION

# Elevations - Interior Courtyard

APPLICANT:  
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Part of Lot 13,  
Concession 4



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# Attachment 3b

FILE No.:  
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Not to Scale

January 2, 2006