

COMMITTEE OF THE WHOLE MAY 29, 2006

**SITE DEVELOPMENT FILE DA.06.042
VAUGHAN WEST II LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.042 (Vaughan West II Limited) as shown on Attachment #3, BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to permit a 26,065.58m² warehouse building with a 1,5040.72m² accessory office component to be occupied by Conair Inc., on a 5.507 ha lot, as shown on Attachment #2. This proposal will comprise Phase One of a two phase project, which will eventually include the development of the westerly portion of the property.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located east of Huntington Road and north of Regional Road #7, being Block 1 on Draft Plan of Subdivision 19T-03V19, in part of Lot 8, Concession 9, City of Vaughan.

The subject lands are designated "General Employment Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1256). The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

The building will be constructed to a height of 12.6m, as shown on Attachment #3. The roof-top mechanical equipment will be screened from street view. The building materials for the office component (southeast corner of the building) will consist of alternating blue-coloured spandrel and vision glazed panels. The main double door entranceway for the office, with a white metal canopy above is located on the south elevation. The remaining material for the warehouse portion consists of large white-coloured ribbed insulated panels surrounded by a smooth white coloured banding. Blue-tinted square windows span the upper east, north and south elevations, and vertical blue spandrel panels are also evenly spaced along the east and south facades to break up the large massing of the warehouse. Each façade has man-doors for access into the warehouse, and in addition, the north façade has 30 receiving docks and 2 overhead doors. The west façade is not upgraded because the Owner has advised that the intention is to come in with Phase II in the near future.

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 warehouse building with accessory office component.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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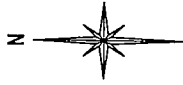
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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LEGEND

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS

- SUBJECT LANDS
- AREA OF RELATED PLAN OF SUBDIVISION 19T-03V19 & ZONING AMENDMENT Z.03.089 APPLICATIONS

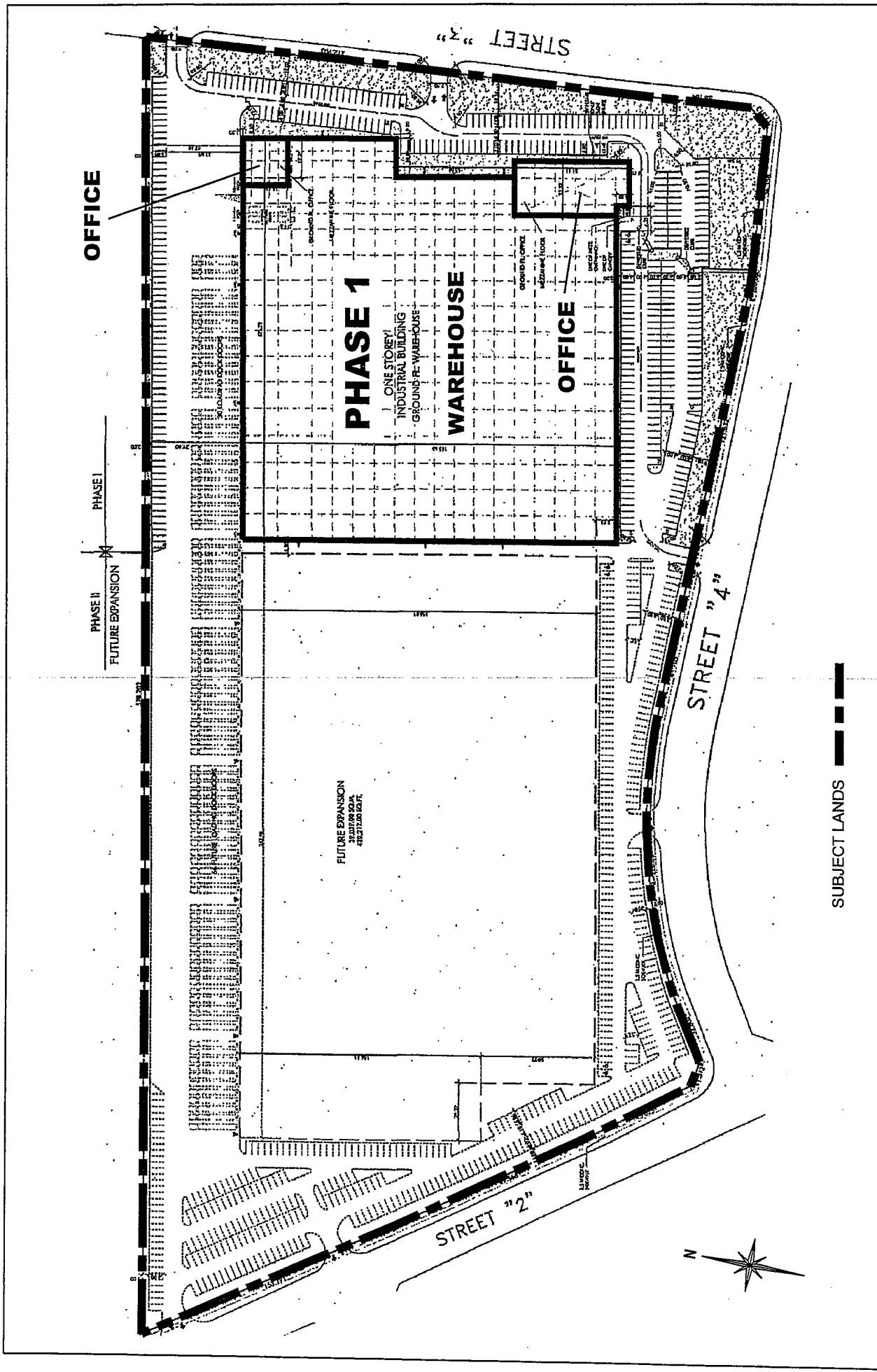
Location Map

Part of Lot 8,
Concession 9
APPLICANT:
 VAUGHAN WEST II LIMITED
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Development Planning Department

Attachment 1
 FILE No.:
 DA.06.042
 Not to Scale
 May 15, 2006



OFFICE

PHASE 1

ONE STOREY INDUSTRIAL BUILDING
 GROUND-FE WAREHOUSE

WAREHOUSE

OFFICE

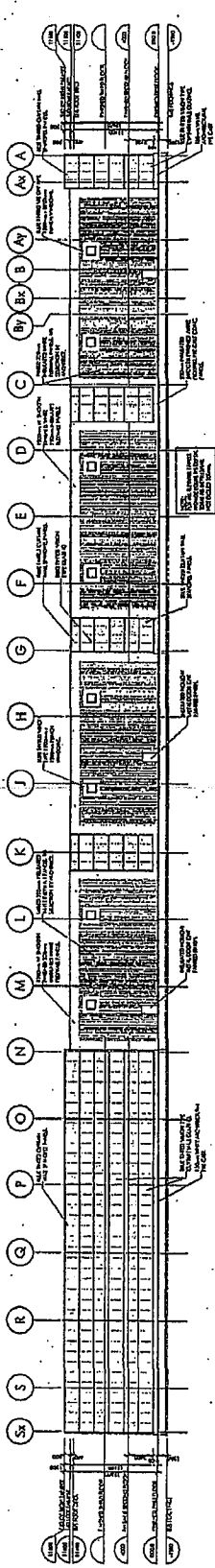
FUTURE EXPANSION
 3000 SQ. METERS

STREET "4"

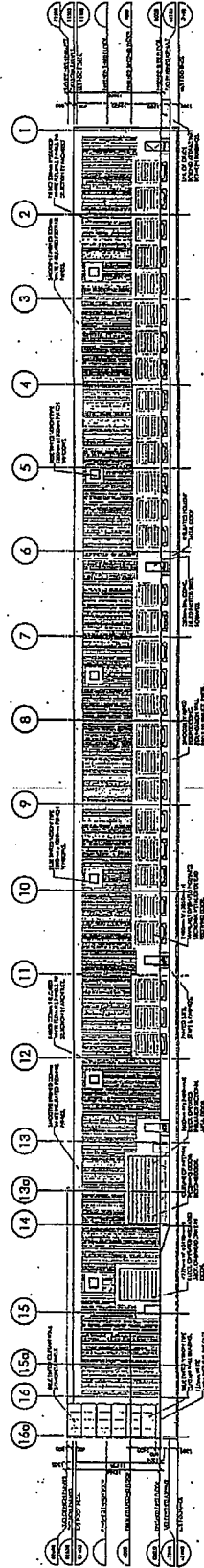
STREET "2"

SUBJECT LANDS

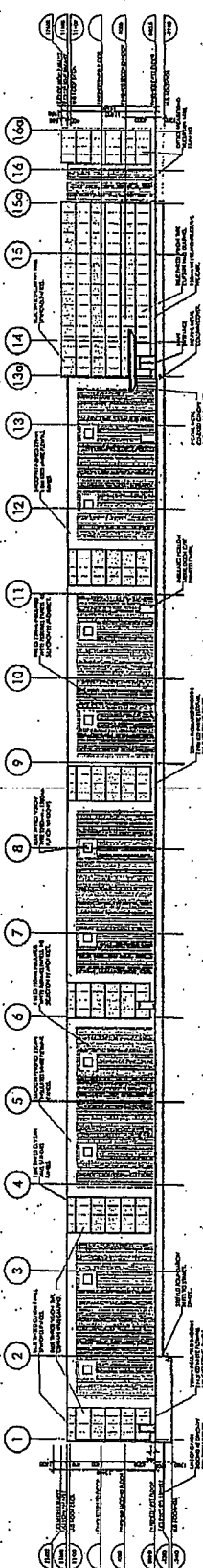




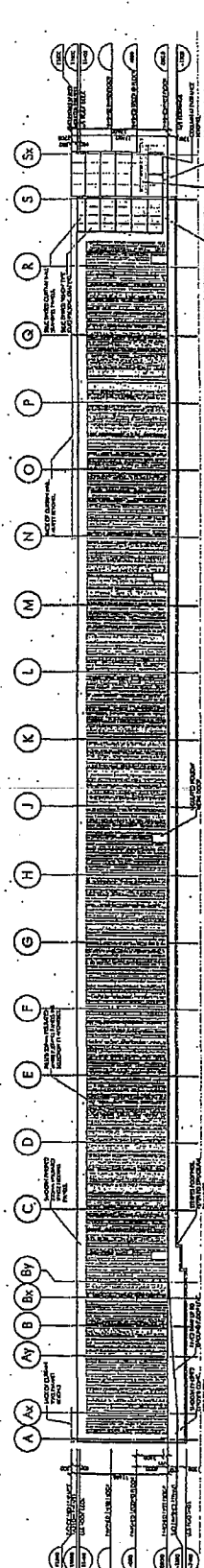
1 EAST ELEVATION



2 NORTH ELEVATION



3 SOUTH ELEVATION



4 WEST ELEVATION

Exterior Elevations

Part of Lot 8,
Concession 9

APPLICANT:
VAUGHAN WEST II LIMITED

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Development Planning Department

Attachment 3
FILE No.: DA.06.042
Not to Scale
May 12, 2006