

COMMITTEE OF THE WHOLE MAY 29, 2006

**SITE DEVELOPMENT FILE DA.06.002
UNICO-994791 ONTARIO INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.002 (Unico-994791 Ontario Inc.), 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 amend the site plan agreement to permit a 6624m² rear (westerly) warehouse addition to an existing 9339.48m² industrial building, on a 2.66ha 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, north of Regional Road 7, known municipally as 8000 Keele Street, in Lots 7 and 8, 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 and EM2 General Employment Area Zone by By-law 1-88. The proposed warehouse addition conforms and complies with the Official Plan and Zoning By-law, respectively.

The existing building (easterly ¾ of site) is constructed to a height of 6.1m and the proposed rear warehouse expansion will be constructed to a height of 11m. Although the building addition is setback substantially from Keele Street, the east façade will be visible from Keele Street. The existing building consists of brown brick, being stucco banding and brown metal siding. The proposed warehouse elevation that is setback from Keele Street will be designed with white precast panels at the base and a row of upper level windows framed in beige and white stucco banding. The remaining three facades are of similar design and consist of white precast panels with a row of upper level windows.

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 rear warehouse expansion to an existing industrial building.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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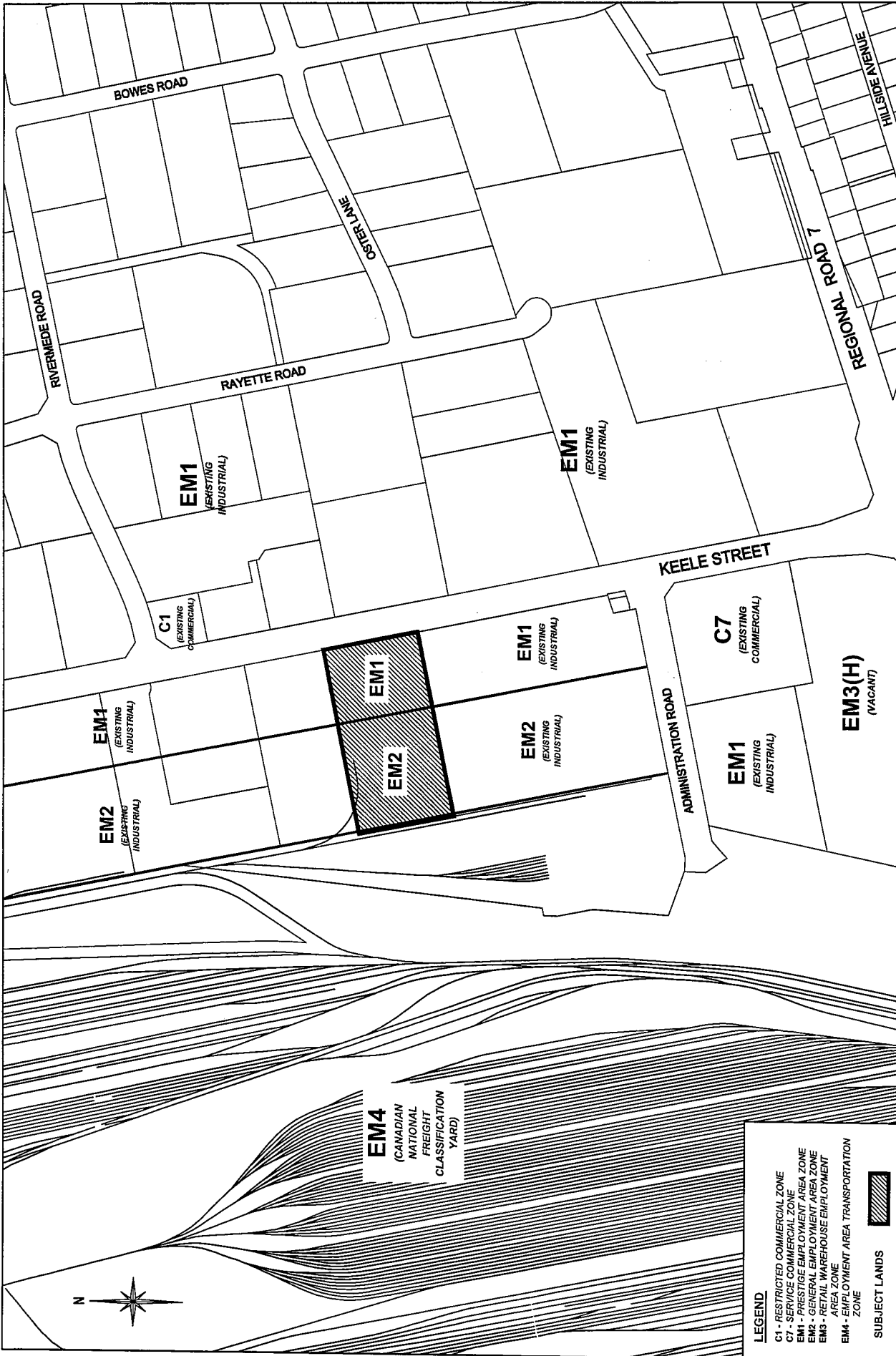
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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EM4
(CANADIAN NATIONAL FREIGHT CLASSIFICATION YARD)

- LEGEND**
- C1 - RESTRICTED COMMERCIAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 - EM2 - GENERAL EMPLOYMENT AREA ZONE
 - EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
 - EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE
- SUBJECT LANDS**
- [Shaded Box]

Location Map

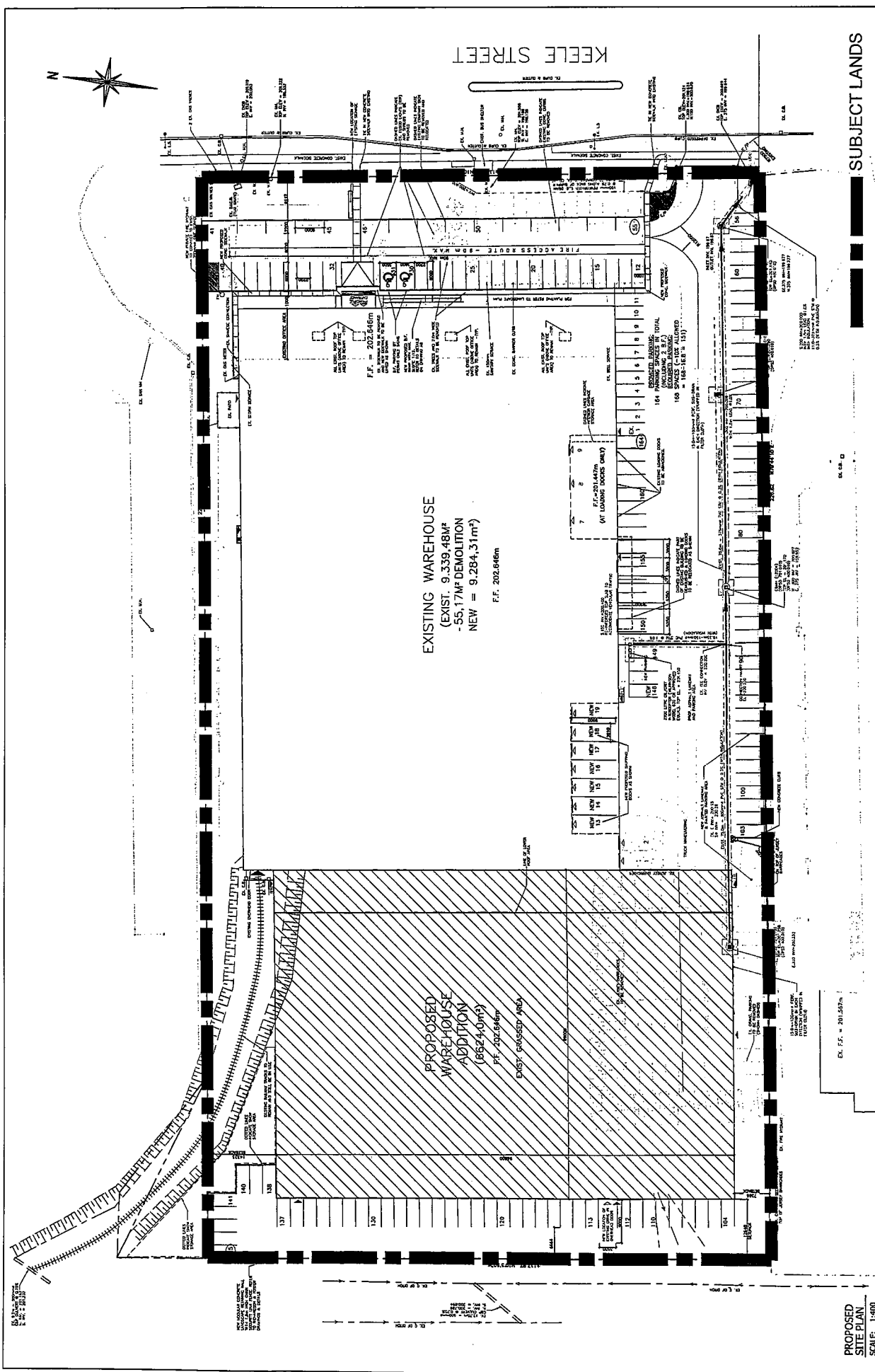
Part of Lots 7 & 8,
Concession 4
APPLICANT:
UNICO - 994791 ONTARIO INC.
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Development Planning Department

Attachment 1

FILE No.:
DA.06.002
Not to Scale
May 01, 2006



EXISTING WAREHOUSE
 (EXIST. 9,339.48M²
 -55,17M² DEMOLITION
 NEW = 9,284.31M²)
 F.F. 202.646m

PROPOSED WAREHOUSE ADDITION
 (8624.0M²)
 F.F. 202.646m
 EXIST. GROUDED AREA

SUBJECT LANDS

PROPOSED SITE PLAN
 SCALE: 1:400

Attachment 2

FILE No.: DA.06.002
 Not to Scale
 May 01, 2006

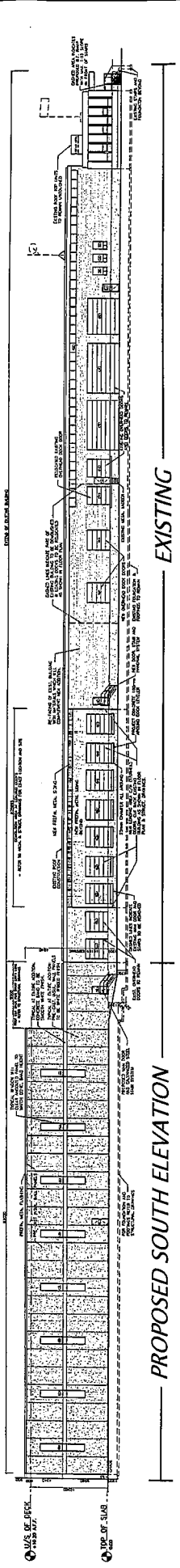


Development Planning Department

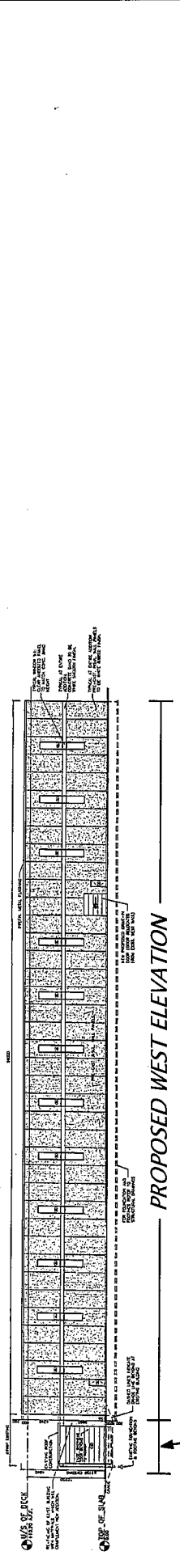
Site Plan

Part of Lots 7 & 8,
 Concession 4

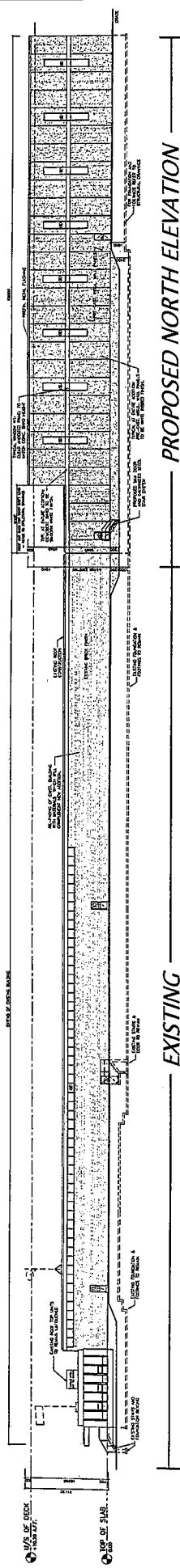
APPLICANT:
 UNICO - 994791 ONTARIO INC.



PROPOSED SOUTH ELEVATION

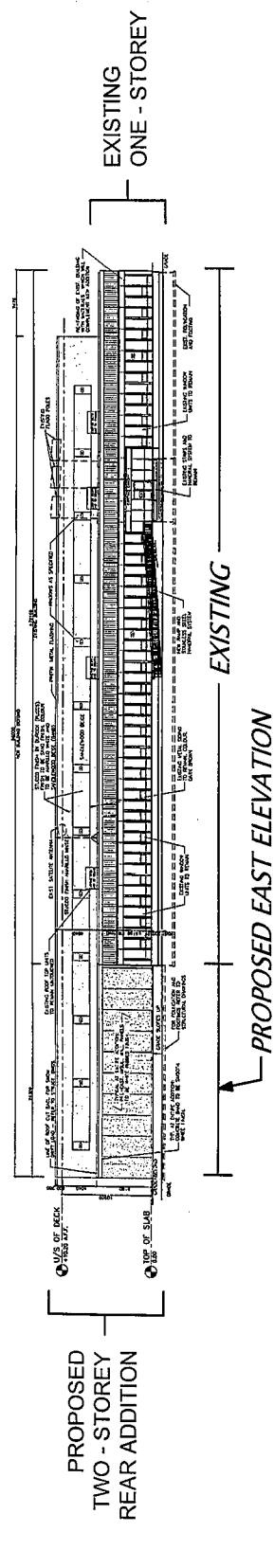


PROPOSED WEST ELEVATION



EXISTING

PROPOSED NORTH ELEVATION



PROPOSED TWO - STOREY REAR ADDITION

PROPOSED EAST ELEVATION

EXISTING

EXISTING ONE - STOREY

Proposed Elevations

APPLICANT:
UNICO - 994791 ONTARIO INC.

Part of Lots 7 & 8,
Concession 4



Development Planning Department

Attachment 3

FILE No.:
DA.06.002

Not to Scale
May 11, 2006