

**COMMITTEE OF THE WHOLE    SEPTEMBER 5, 2006**

**SITE DEVELOPMENT FILE DA.06.039**  
**ROSEBERRY DEVELOPMENTS INC.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.039 (Roseberry Developments Inc.) 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 a 5,870.16m<sup>2</sup> employment use building with a mezzanine on a vacant 1.09ha lot as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands (Attachment #1) are located on the west side of Keele Street, south of Rutherford Road (8888 Keele Street) in Part of Lots 13 and 14, 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 development conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan provided on Attachment #3 shows an irregular shaped building that will be constructed to a height of 8.3m, with a peaked architectural feature above the three main entrances on the east elevation increasing the height to 10m. The building materials consist of white aggregate pre-cast panels and blue spandrel and glazed windows. The primary façade is located on the east elevation facing Keele Street designed with three glass double door entries with an illuminated sign box above, with upper and lower level windows, divided by precast panels.

The remaining three facades are of similar design and consist of ribbed white pre-cast panels, with the loading area provided on the west elevation. The roof-top mechanical equipment will be screened from view of the adjacent streets.

The site plan provides for 96 parking spaces which meets the minimum zoning by-law parking requirements.

**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 employment use building.

**Attachments**

1. Location Map
2. Site Plan
3. Building Elevations

**Report prepared by:**

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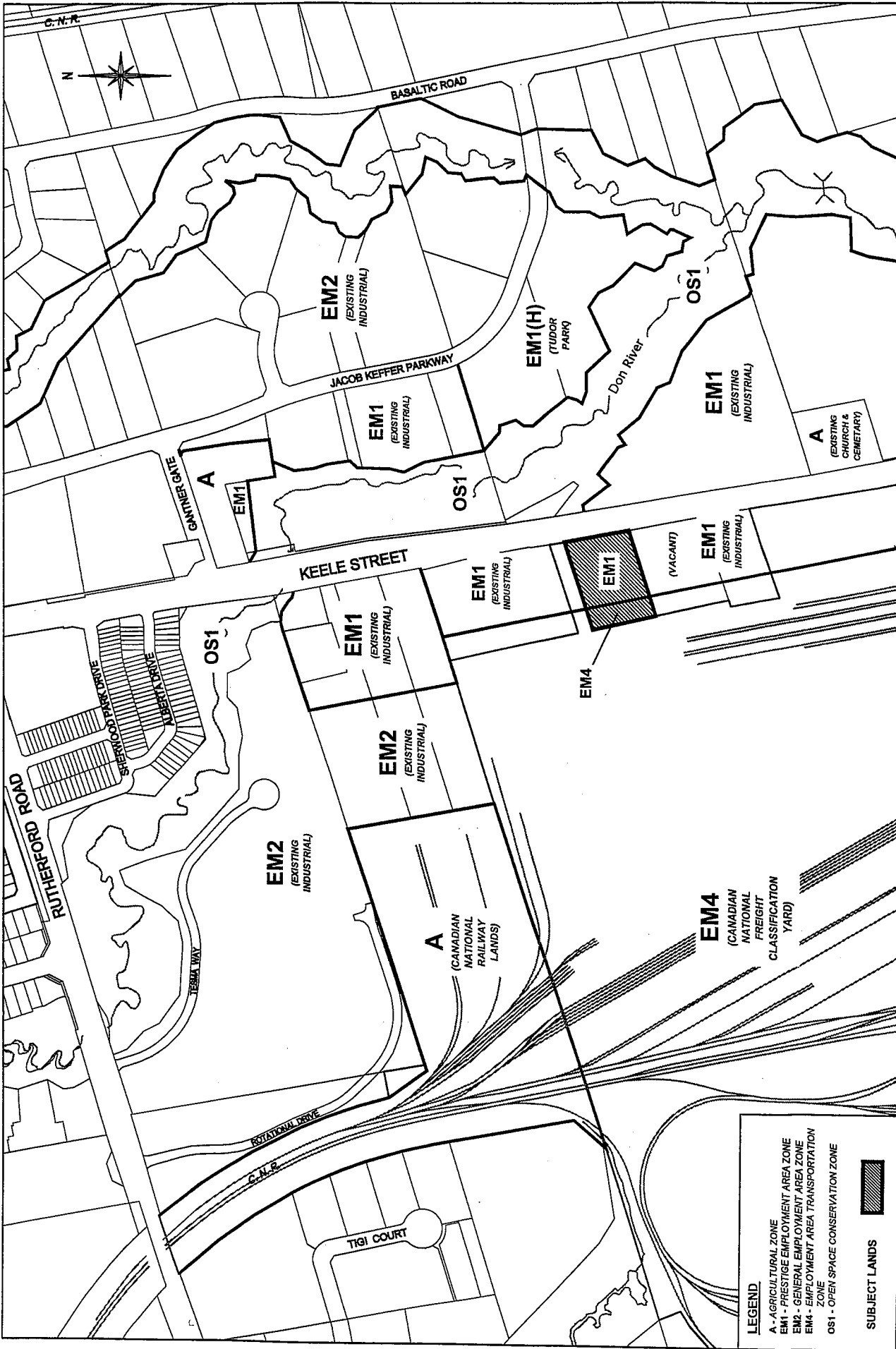
Respectfully submitted,

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  
 EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE  
 OS1 - OPEN SPACE CONSERVATION ZONE

**SUBJECT LANDS**

# Location Map

Part Lots 13 & 14,  
 Concession 4

APPLICANT:  
 ROSEBERRY DEVELOPMENTS INC.

MAP.DPTV. ATTACHMENTS\VA\06-05.039

# City of Vaughan

Development Planning Department

# Attachment 1

FILE No.:  
 DA.06.039

Not to Scale

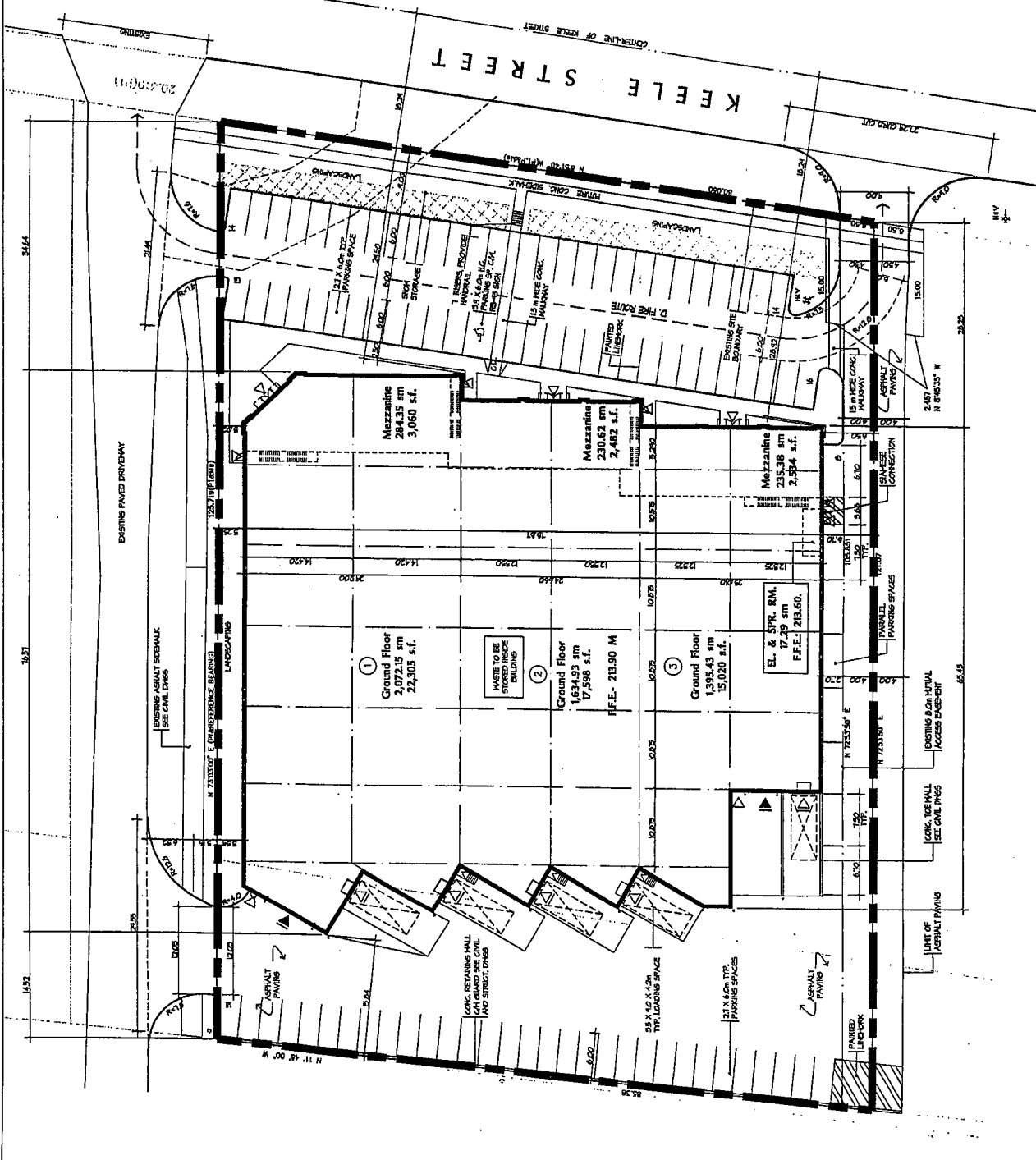
August 9, 2006

**SITE STATISTICS**

|                      |  |
|----------------------|--|
| SITE AREA            | 10,964.55 m <sup>2</sup> or 2.7 acres                        |
| ZONING               | EM1 - Prestige Employment                                    |
| SETBACKS             | Required Provided  |
| FRONT YARD-WEST SIDE | 6.0 28.82  |
| REAR YARD-EAST SIDE  | 12.0 15.84   |
| SIDE YARD-NORTH SIDE | 6.0 3.02   |
| SIDE YARD-SOUTH SIDE | 6.0 6.50   |
| BUILDING G.F.A.      | 5,119.81 m <sup>2</sup> or 55,109 sq.ft.                     |
| GROUND FLOOR         | 750.35 m <sup>2</sup> or 8,077 sq.ft.                        |
| MEZZANINE            | 5,870.16 m <sup>2</sup> or 63,186 sq.ft.                     |
| SITE COVERAGE        | 5,119.81 m <sup>2</sup> or 46.7%                             |
| LANDSCAPED AREA      | 1,495.88 m <sup>2</sup> or 13.6%                             |
| PAVED AREA           | 4,348.90 m <sup>2</sup> or 39.7%                             |
| PARKING              | Required Provided  |
| Warehouse            | 4,351.79 m <sup>2</sup> @ 1.5/100 m <sup>2</sup> 65.4 spaces |
| Office               | 1,598.35 m <sup>2</sup> @ 2.0/100 m <sup>2</sup> 30.2 spaces |
| HIC PARKING SPACES   | 96 spaces  |
| LOADING SPACES       | 1 space  |
| SNOW STORAGE         | 2 space  |
|                      | 255.6 sm   |
|                      | 2.3 %  |



**SUBJECT LANDS**



**Attachment 2**

FILE No.: DA.06.039  
Not to Scale  
August 9, 2006



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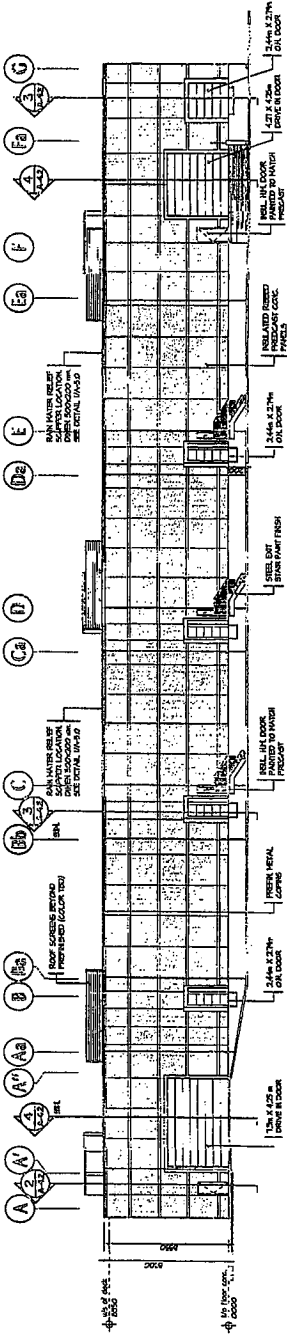
**Site Plan**

Part Lots 13 & 14,  
Concession 4

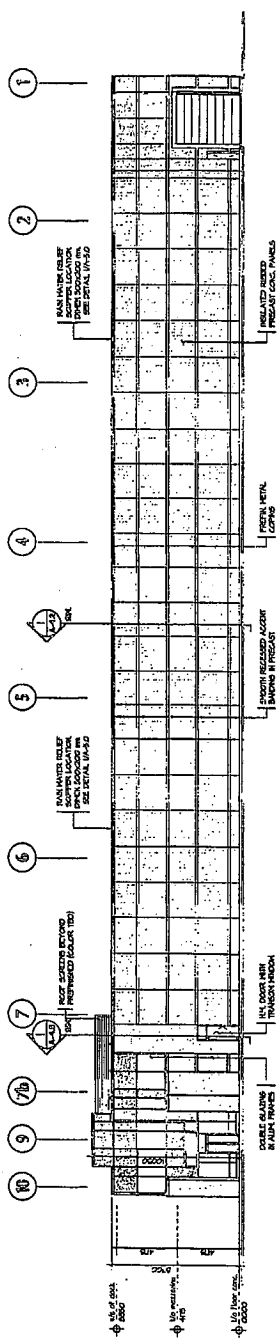
APPLICANT:  
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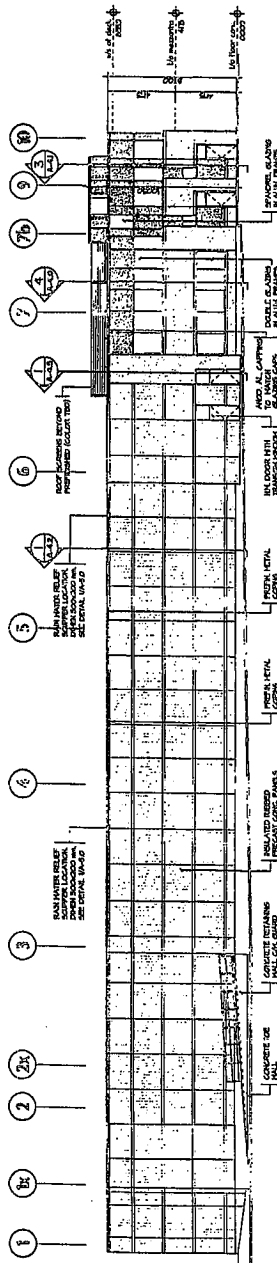
WEST ELEVATION



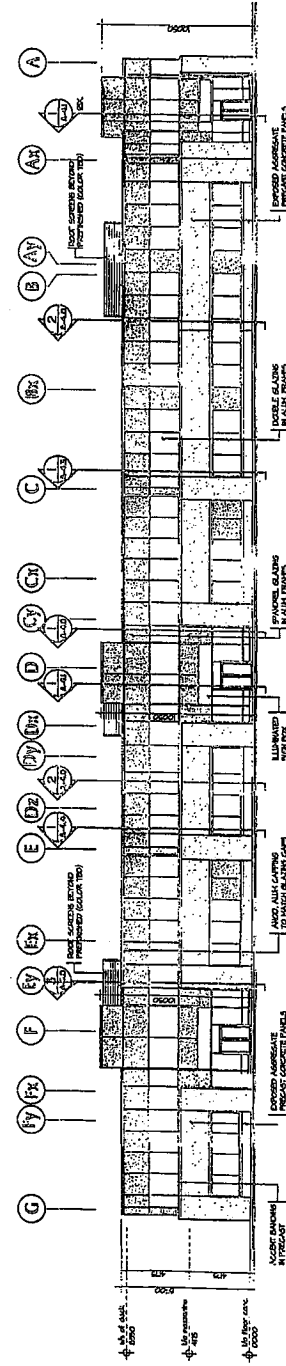
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



DATE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_

# Elevations

Part Lots 13 & 14,  
Concession 4

APPLICANT:  
ROSEBERRY DEVELOPMENTS INC.

NA\DP\T1 ATTACHMENTS\DA\14.06.039



Development Planning Department

# Attachment 3

FILE No.:  
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