

**COMMITTEE OF THE WHOLE SEPTEMBER 18, 2006**

**SITE DEVELOPMENT FILE DA.06.075**  
**GALCAT INVESTMENTS INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development File DA.06.075 (Galcat Investments Inc.) as shown on Attachments #3 and #4, BE APPROVED, subject to additional articulation being provided to the warehouse and main entrance areas facing Highway #407 and Pine Valley Drive, to the satisfaction of the Development Planning Department.

**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 facilitate the development of two warehouse buildings on a 12.42 ha site as shown on Attachment #2. Building 'A' will be a 17,736.56m<sup>2</sup> warehouse building with a 3,966.1m<sup>2</sup> accessory office component to be occupied by Home Depot. This proposal will comprise Phase One of a two phase project which will eventually include a 14,470.51m<sup>2</sup> westerly warehouse addition (the elevations for both phases are shown on Attachment #3). Building 'B' will be a 21,905.1m<sup>2</sup> warehouse with a 4,197.84m<sup>2</sup> accessory office component to be occupied by PaperLinx, as shown on Attachment #4.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the east side of Pine Valley Drive and south of Highway #407, in Part of Lots 2 and 3, Concession 6, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area), as amended by OPA #630 and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1237). The site plan proposes 760 parking spaces, whereas 705 spaces are required, which exceeds the minimum parking requirement of By-law 1-88 with a surplus of 55 parking spaces. The proposed use conforms to the Official Plan and complies with the Zoning By-law, however, variances to implement the development will be required for location of a loading space, and maximum driveway width. The Development Planning Department will continue to work with the Owner to address these variances, prior to any formal application being submitted to the Committee of Adjustment.

Building 'A' will be constructed to a height of 11.3m, as shown on Attachment #3. The roof-top mechanical equipment will be located above the office and will be screened from street view. The building materials will consist of white insulated concrete panels for the warehouse component, and blue spandrel glass for the office area located in the northwest corner of the building. An irregular pattern of blue coloured windows will be located above the double main entry doors for architectural treatment. Two horizontal blue accent bands span the middle portion of the building to break up the large massing of the warehouse component. Each façade has blue coloured man-doors for access into the warehouse. The south façade will have 3 overhead doors and 22 white coloured with blue trim shipping and receiving docks. In Phase 2, an additional 1 overhead door and 24 shipping and receiving docks, will be provided along the south façade, with 36 shipping and receiving doors to be provided along the east façade.

Building 'B' (Attachment #4) is similar to Building 'A' with the exception of the office component being located in the northeast corner of the building, and with blue glass spanning along the upper portion of the north façade facing Highway #407. There are 4 overhead doors and 32 shipping and receiving docks located on the west façade.

Given the scale of the two proposed buildings, and prominent and visible location adjacent to Highway #407 and Pine Valley Drive, the Development Planning Department has discussed with the applicant, the opportunity to provide additional articulation to break-up the large building mass, with the inclusion of more glass or windows along the warehouse portion of the buildings and an enlarged and animated entrance feature, on the facades facing these two roads. The Development Planning Department will work with the Owner to upgrade these facades, which they have agreed to undertake, to the satisfaction of the Department

### **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 building elevations, subject to the applicant providing additional articulation to the warehouse and main entrance areas facing Highway #407 and Pine Valley Drive, which they have agreed to undertake, to the satisfaction of the Department.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations – Building 'A'
4. Elevations – Building 'B'

### **Report prepared by:**

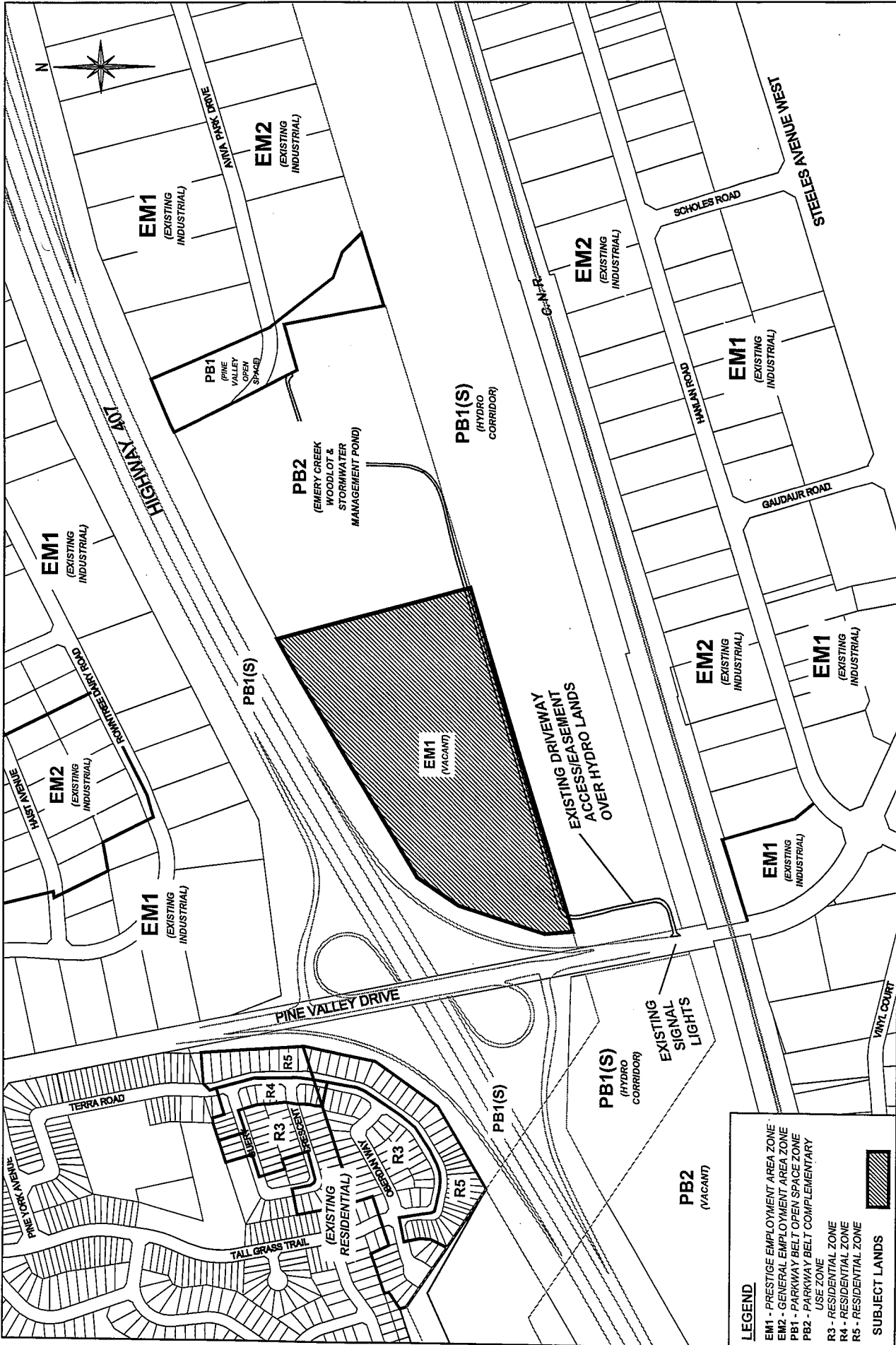
Andrea Seca Planner, ext. 8215  
Arto Tikiryan, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning


/CM



**LEGEND**

- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- PB1 - PARKWAY BELT OPEN SPACE ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
- R3 - RESIDENTIAL ZONE
- R4 - RESIDENTIAL ZONE
- R5 - RESIDENTIAL ZONE

**SUBJECT LANDS**



# Location Map

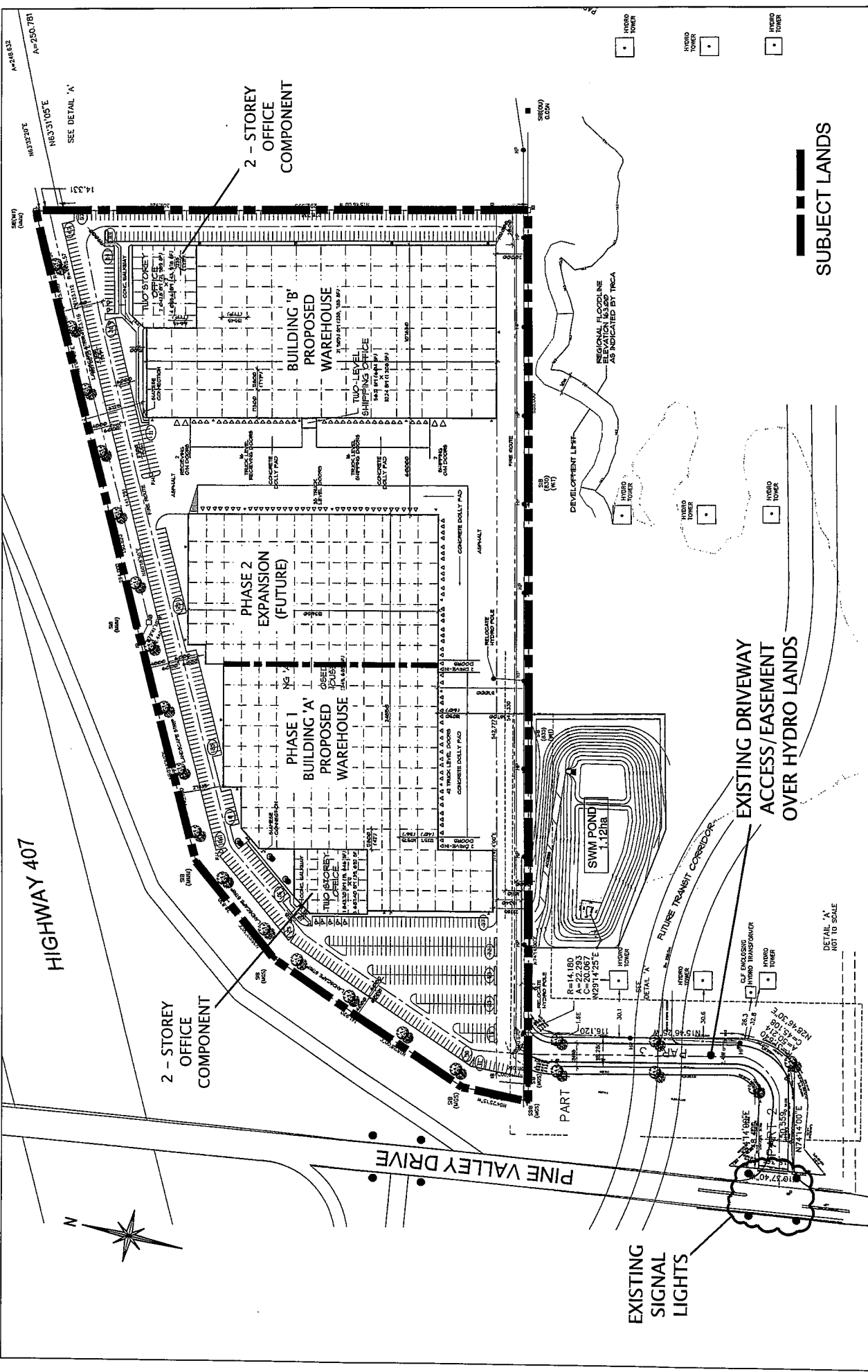
Part of Lots 2 & 3,  
Concession 6  
 APPLICANT:  
 GALCAT INVESTMENTS INC.  
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# Attachment 1

FILE No.:  
 DA.06.075  
 Not to Scale  
 September 5, 2006



# Attachment 2

FILE No.: DA.06.075  
 Not to Scale  
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## City of Vaughan

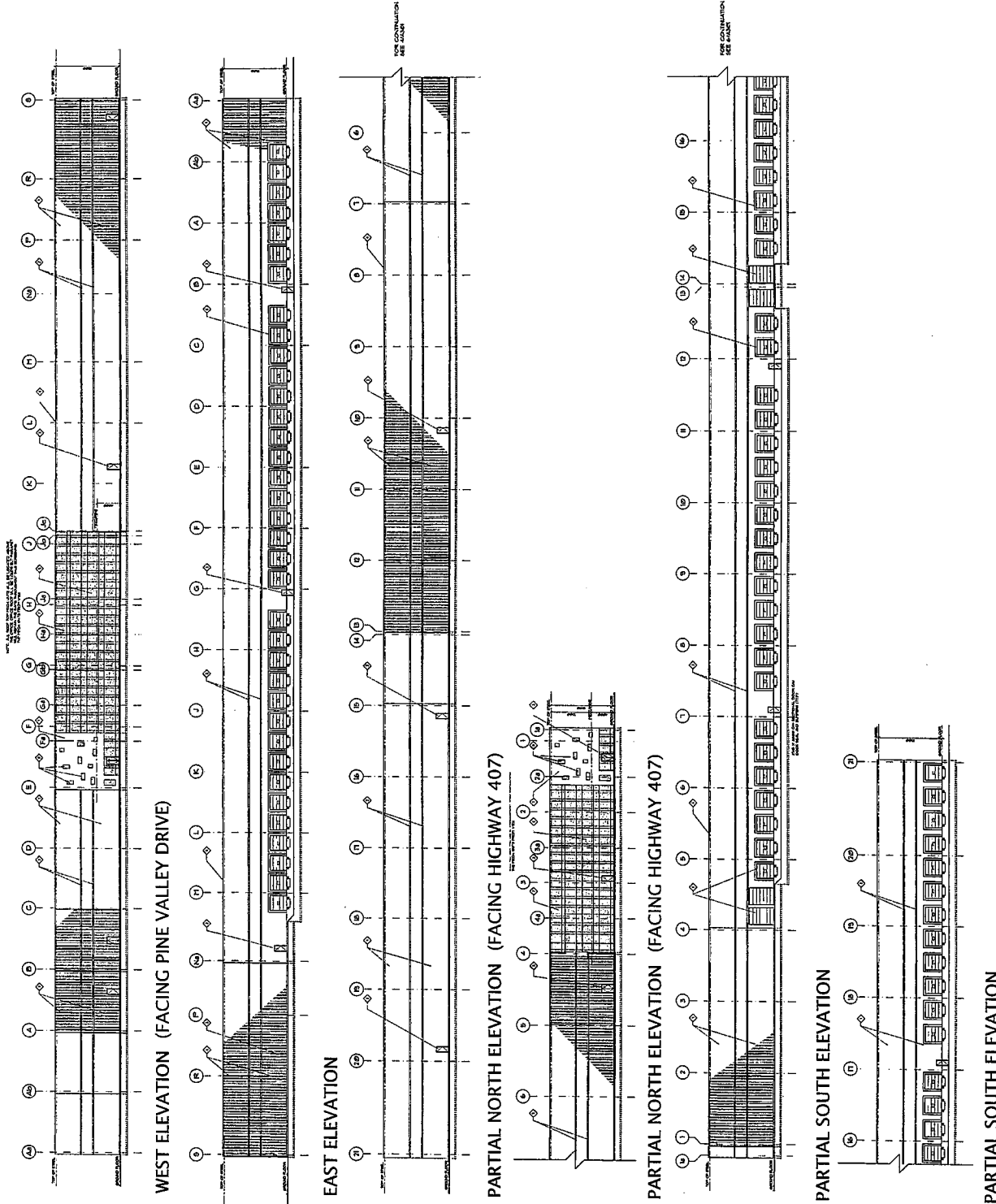
Development Planning Department

### Site Plan

Part of Lots 2 & 3,  
 Concession 6

APPLICANT:  
 GALCAT INVESTMENTS INC.

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# Elevations - Building 'A'

Part of Lots 2 & 3,  
Concession 6

APPLICANT:  
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**Attachment 3**  
FILE No.: DA.06.075  
Not to Scale  
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