

COMMITTEE OF THE WHOLE MARCH 5, 2007

**SITE DEVELOPMENT FILE DA.06.087
FOUR VALLEY EDGELEY HOLDINGS LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.087 (Four Valley Edgeley Holdings Limited) BE APPROVED.

Economic Impact

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

Communication Plan

N/A

Purpose

The Owner has submitted a Site Development Application to permit the development of the CARA Foods Headquarters, being a two storey, 9,920m² office building on a 2.79ha vacant lot, as shown on Attachment #2. The proposed building elevations, which are required to be approved by Council, are shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands (Attachment #1) are located southeast of Highway #400 and Bass Pro Mills Drive, with frontage onto Four Valley Drive, in Part of Lot 13, Concession 5, 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 and further subject to Exception 9(1057). The proposed two storey office building conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan provided on Attachments #3 and #4 shows an irregular-shaped building. The easterly and westerly sections of the building will be one storey and constructed to a height of 6m. The remaining central north-south section of the building will be two storeys and constructed to a height of 15m. The building materials consist of white precast panels, metal panels and light and medium gray vision glass and spandrel glass. The west and east elevations are identical and will include corporate signage, and will consist entirely of glass, with a central double door entry, framed in light grey vision glass and medium grey spandrel glass. In addition, views of the second floor are visible from the west elevation and consist of a glass curtain wall supported by vertical metal panels at either end. The remaining two elevations (north and south) are also identical in design, with the exception of one drive-in loading door and a man door on the north elevation. The elevations consist of alternating vertical precast panels and glass panels. The roof-top mechanical equipment will be enclosed and screened from the view of adjacent streets. The Owner has also proposed a roof top deck above the first floor of the easterly part of the building, facing Four Valley Drive, and a series of peaked sky lights located horizontally from east to west on the roof of all three sections of the building.

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".

Regional Implication

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the office building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plans (North & West)
4. Elevation Plans (South & East)

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning


/LG



LEGEND

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- SCD - SHOPPING CENTRE DISTRICT ZONE

SUBJECT LANDS



Location Map

Part of Lot 13,
Concession 5
APPLICANT:
 FOUR VALLEY / EDGELEY HOLDINGS LIMITED

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The City Above Toronto

Development Planning Department

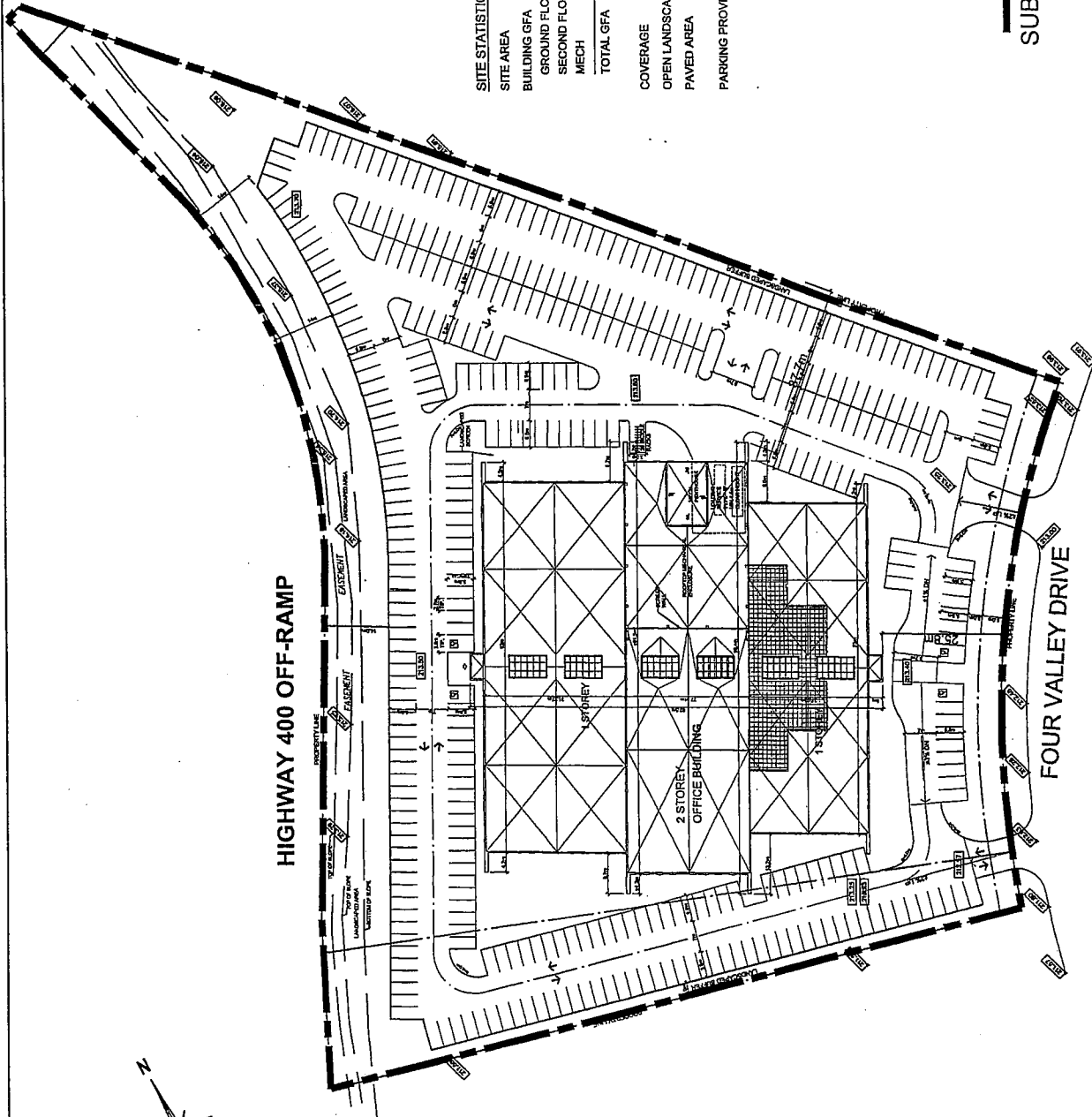
Attachment



FILE No.:
DA.06.087

Not to Scale

February 13, 2007



SITE STATISTICS

SITE AREA	427,922 m ²
BUILDING GFA	7,200 m ²
GROUND FLOOR	2,580 m ²
MECH	140 m ²
TOTAL GFA	9,920 m ²
COVERAGE	426%
OPEN LANDSCAPED AREA	430%
PAVED AREA	444%
PARKING PROVIDED	400 CARS

SUBJECT LANDS

HIGHWAY 400 OFF-RAMP

FOUR VALLEY DRIVE

Site Plan

Part of Lot 13,
Concession 5

APPLICANT:
FOUR VALLEY / EDGELEY HOLDINGS LIMITED

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The City Above Toronto

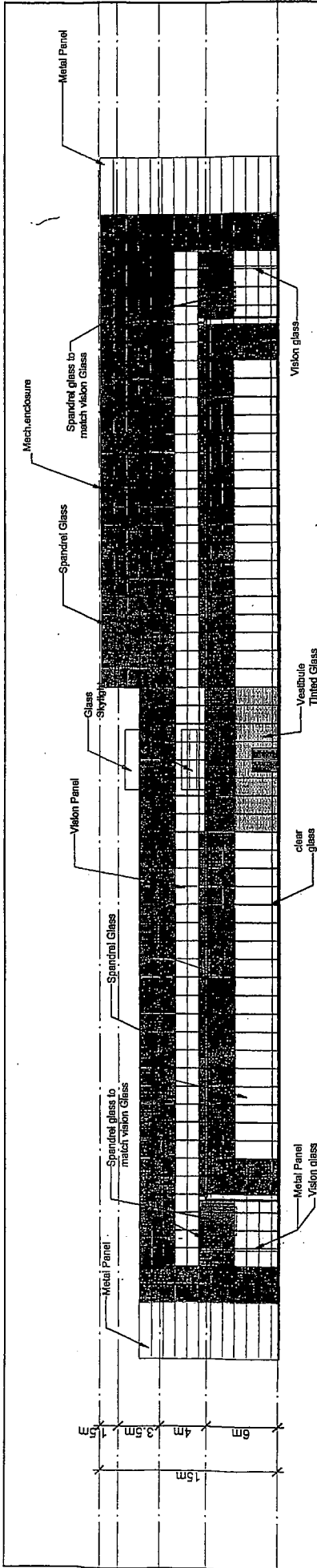
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Attachment 2

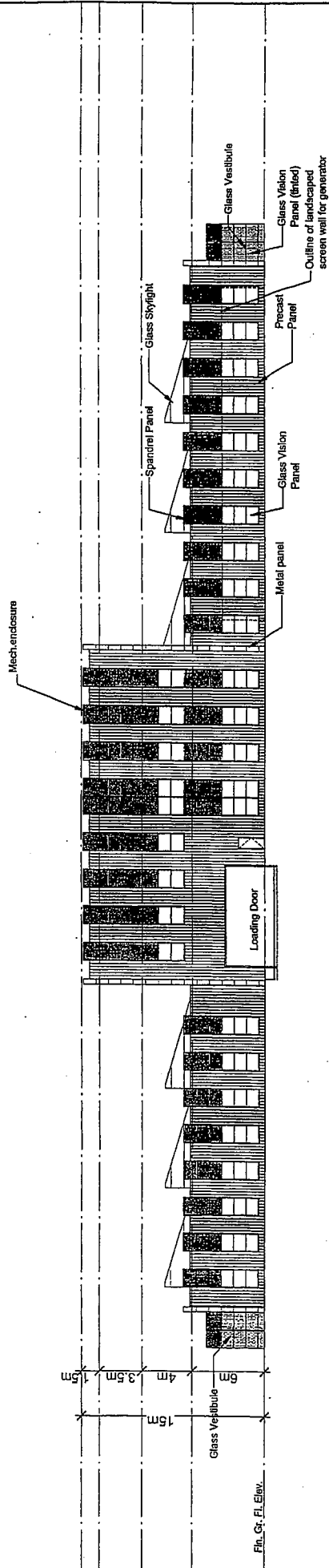
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WEST ELEVATION



NORTH ELEVATION

Note:
Refer to rendering
for colour and material selection

North & West Elevations

Part of Lot 13,
Concession 5

APPLICANT:
FOUR VALLEY / EDGELEY HOLDINGS LIMITED

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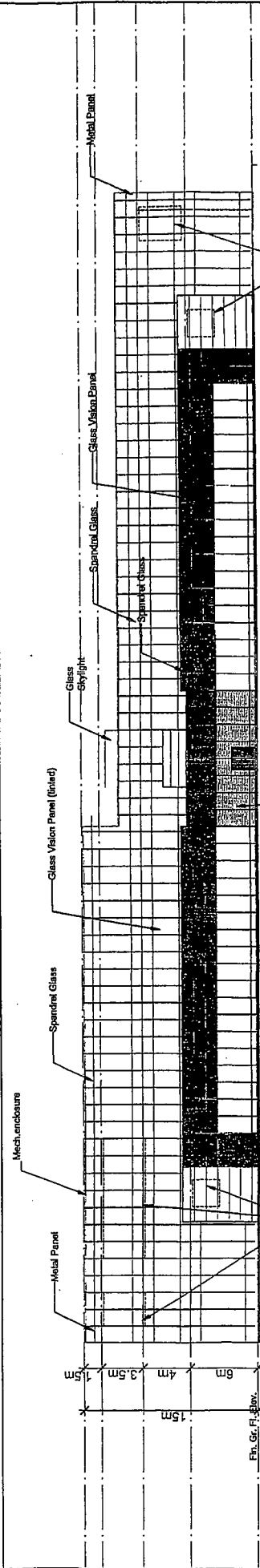
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Attachment 3

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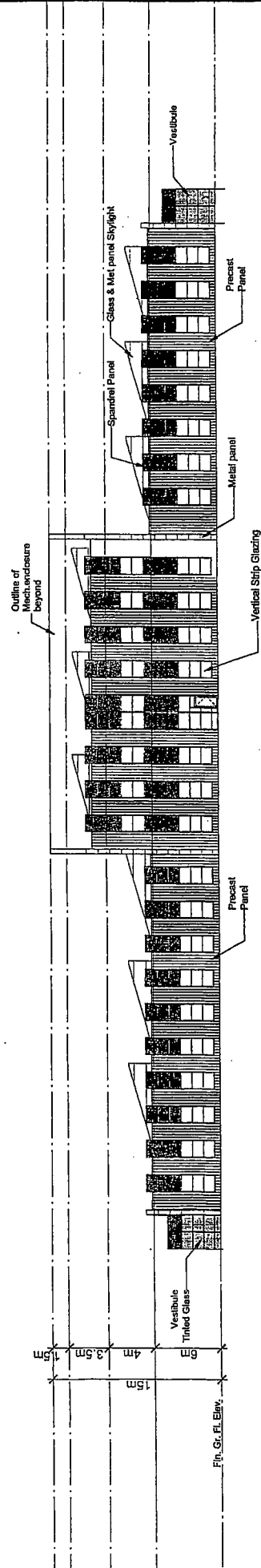


EAST ELEVATION

Locations of Proposed Signage
Maximum Area of All Signage Not To Exceed
a total of 46.45sqm
Along North Elevation facing Hwy 400

Locations of Proposed Signage
Maximum Area of All Signage Not To Exceed
a total of 46.45sqm
Along North Elevation facing Hwy 400

Fig. Gr. Fl. Elev.



SOUTH ELEVATION

Notes:
Refer to rendering
for colour and material selection

South & East Elevations

Part of Lot 13,
Concession 5

APPLICANT:
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Attachment 4

FILE No.:
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