

COMMITTEE OF THE WHOLE MAY 14, 2007

SITE DEVELOPMENT FILE DA.06.057
SOBEY'S CAPITAL INCORPORATED

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for the warehouse, distribution and office facility and the guardhouse structure for Site Development File DA.06.057 (Sobey's Capital Incorporated) as shown as Attachments #3a and #3b, respectively, BE APPROVED.

Economic Impact

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

Communications Plan

N/A

Purpose

For the Committee of the Whole to consider the building elevations for the Site Development Application (File DA.06.057) on the subject lands shown on Attachment #1, to facilitate the development of a warehouse and distribution facility with accessory office on the 36.2 ha site as shown on Attachment #2. The building will consist of a 43,876 m² warehouse and distribution component, a 1,358.8 m² service area, a 1,836.0 m² administration office, and a 381.4 m² receiving office, to be occupied by Sobey's Capital Incorporated.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side Huntington Road, south of Langstaff Road, municipally known as 8265 Huntington Road, in Part of Lot 9, Concession 9, City of Vaughan.

The lands subject to the proposed development are designated "Prestige Area" and "Employment Area General", by OPA #450 (Employment Area) and zoned EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(1254). The proposed use of the site conforms to the Official Plan and complies with the Zoning By-law, however, variances to implement the development will be required as follows:

<u>By-law Requirement</u>	<u>Proposed Variance</u>
(i) loading spaces cannot be located between a building and a street	loading spaces to be located between a building and a street
(ii) the maximum aisle or driveway entrance width that serves the movement of trucks is 13.5m	the maximum aisle or driveway entrance width that serves the movement of trucks is 18.75m
(iii) a minimum of 475 parking spaces are required	270 parking spaces to be provided. Required parking will be for the temporary parking of motor vehicles to facilitate the private vehicles of those working at the location and does not include truck storage or loading spaces.

The Development Planning Department is generally satisfied with the proposed variances, and will continue to work with the Owner to address these variances, prior to any formal variance application being submitted to the Committee of Adjustment.

Building Elevations

a) Warehouse, Distribution and Office Facility

The building will be constructed to a height of 21.8m, as shown on Attachment #3a. The rooftop mechanical equipment will be screened from street view. The building materials will consist of white insulated metal panels along the top portion and a combination of vertical white ribbed precast concrete panels and horizontal white smooth precast concrete panels. Reflective blue green glass spans around the building and vertical glass panels are spaced evenly apart to break up the large massing of the building. There will be various entry points (man-doors) into the warehouse and distribution areas. The south façade will have overhead doors and 32 white coloured shipping and receiving docks and the north façade will have 1 overhead door and 41 white coloured shipping and receiving docks. The shipping and receiving doors all have 2 blue green thermo glass panels along the top.

The office component will be located in the northeast corner of the building. The Owner has indicated to Development Planning Staff that the location of the office is for safety reasons so that there is no interference between employer and the movement of the large trucks. The office will be constructed to a height of 5.45m and consist of white flat concrete panels and reflective blue green glass. Green corporate signage is proposed for the southeast and northwest corners of the building.

b) Guardhouse

The guardhouse shown on Attachment #3b is located on the north end of the property, near Huntington Road, and will be 5.9m in height and consist of similar material to the main building having a combination of white ribbed concrete panels and blue green thermo spandrel glass. The roof will be metal siding in the corporate green colour to match the colour of the signage.

Landscaping

The proposed landscaping for the site is shown on Attachment #4. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner and the TRCA (within the open space valley system) to ensure the site has appropriate landscaping and screening.

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 Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the warehouse, distribution centre and office facility, and the guardhouse.

Attachments

1. Location Map
2. Overall Site Plan
- 3a. Exterior Elevations – Warehouse, Distribution and Office Facility
- 3b. Guardhouse Elevations
4. Landscape Plan

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

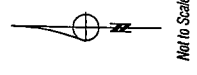
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Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

Subject Lands

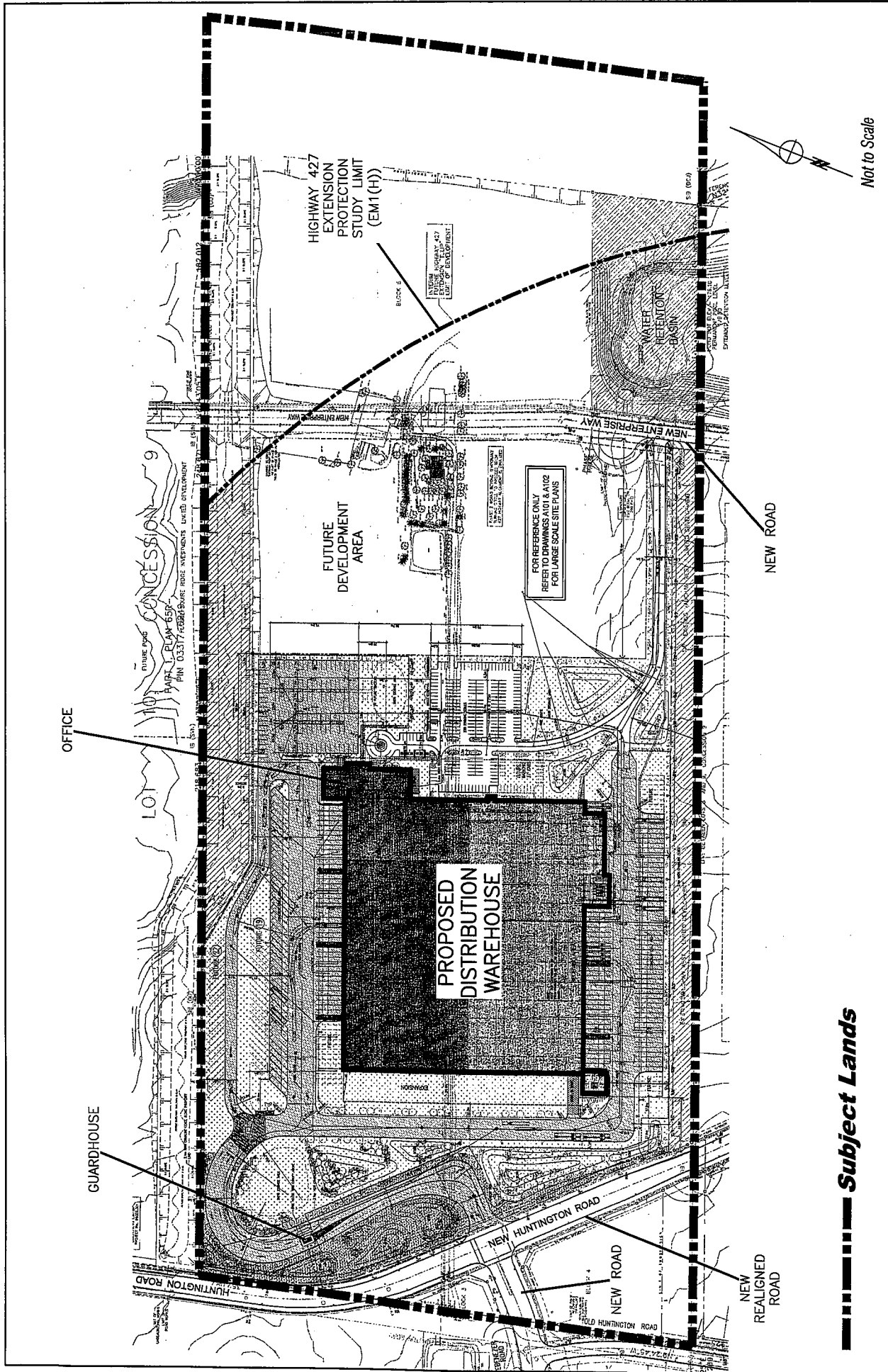



Location Map

Part of Lot 9,
Concession 9
APPLICANT:
SOBEYS CAPITAL INCORPORATED
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Development Planning Department



Subject Lands

Overall Site Plan

Part of Lot 9,
Concession 9

APPLICANT:
SOBEYS CAPITAL INCORPORATED

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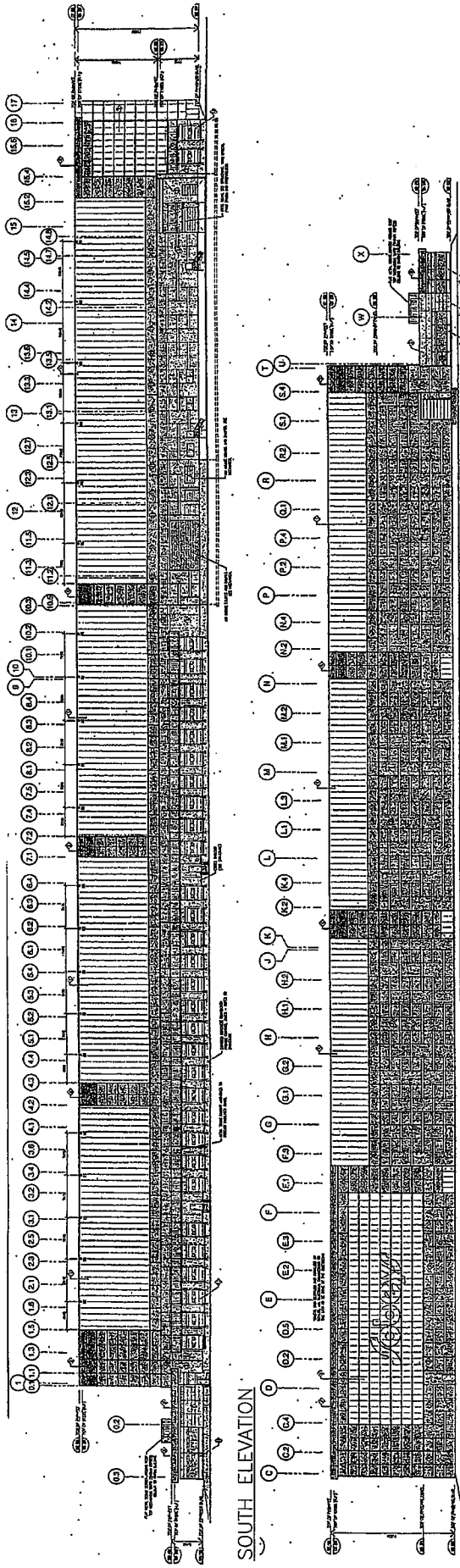


Development Planning Department

Attachment 2

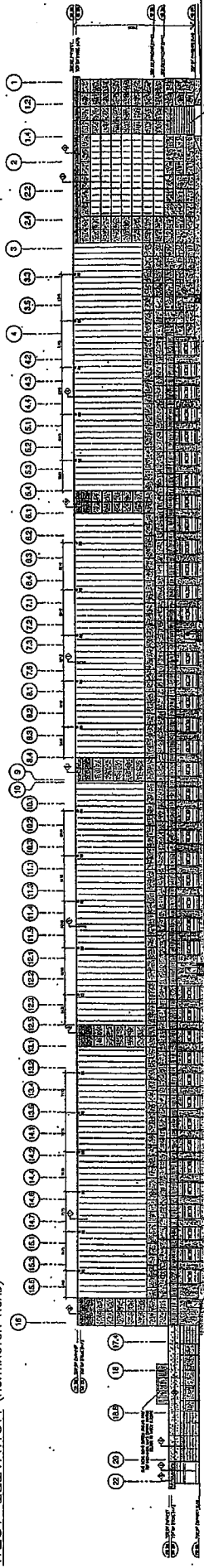
FILE No.:
DA.06.057

April 19, 2007

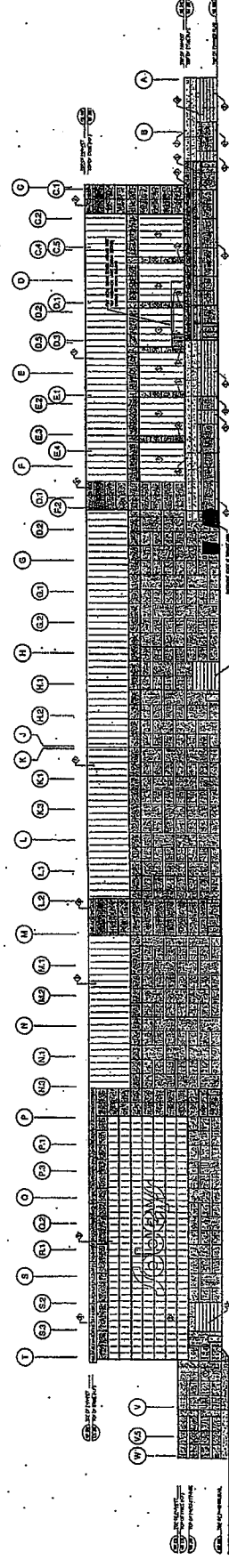


SOUTH ELEVATION

WEST ELEVATION (HUNTINGTON ROAD)



NORTH ELEVATION



EAST ELEVATION

Not to Scale

**Exterior Elevations - Warehouse,
Distribution & Office Facility**

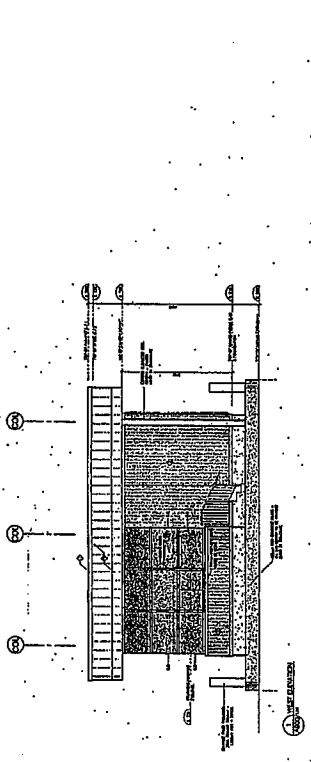
APPLICANT: SOBEYS
CAPITAL INCORPORATED
Part of Lot 9
Concession 9



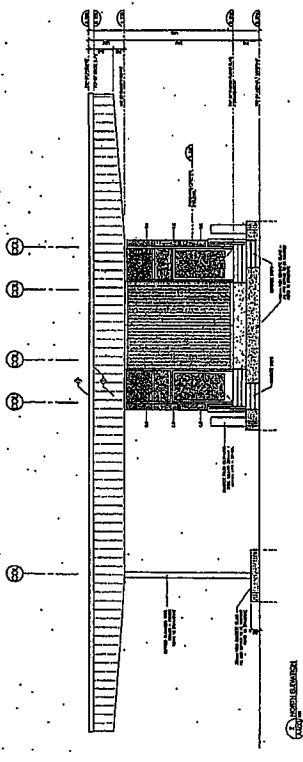
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Attachment
FILE No.:
DA.06.057
3a

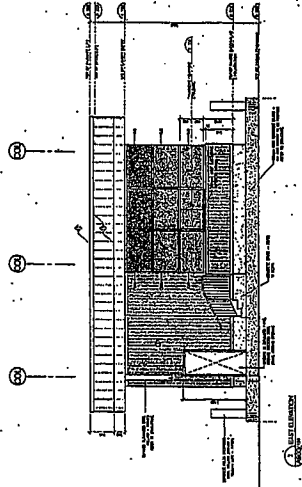
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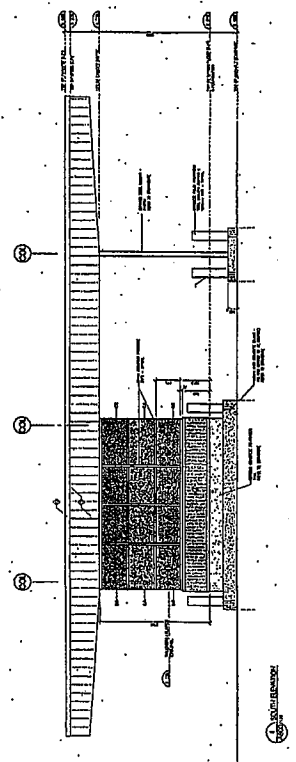
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

Not to Scale

Guardhouse Elevations

Part of Lot 9,
Concession 9
APPLICANT:
SOBEYS CAPITAL INCORPORATED
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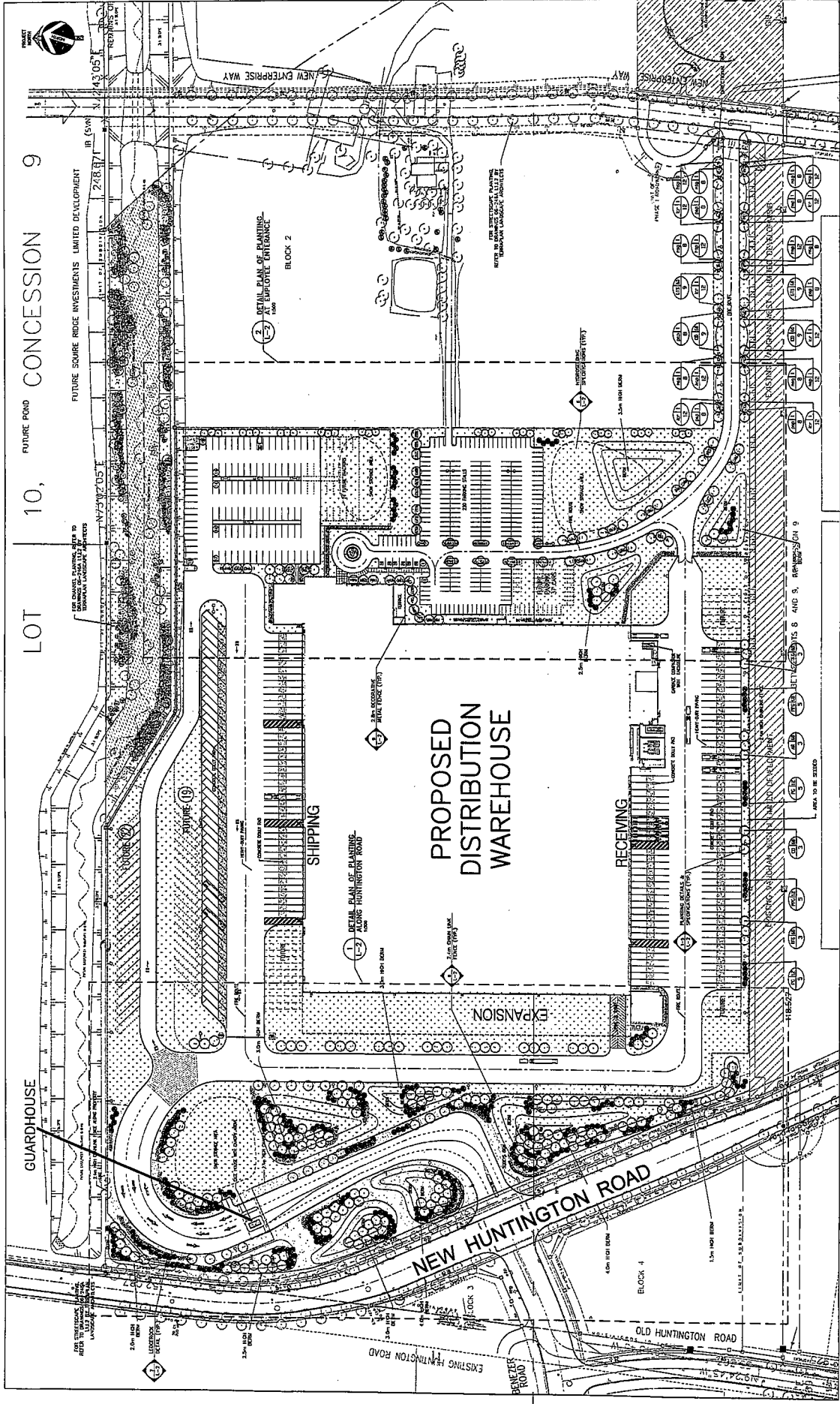


Development Planning Department

Attachment 3b

FILE No.:
DA.06.057

March 28, 2007



Not to Scale

Attachment 4

FILE No.: DA.06.057

April 19, 2007



Development Planning Department

Landscape Plan

Part of Lot 9, Concession 9

APPLICANT: SOBEYS CAPITAL INCORPORATED

NA\PTV1 ATTACHMENTS\VA\46.06.057.dwg