

COMMITTEE OF THE WHOLE MAY 14, 2007

SITE DEVELOPMENT FILE DA.06.040
FIUGGI HOLDING CORPORATION

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for the indoor soccer facility for Site Development File DA.06.040 (Fiuggi Holding Corporation) as shown on Attachment #3, 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.06.040) on the subject lands shown on Attachment #1, to facilitate the development of an indoor soccer facility on the 2.026 ha site as shown on Attachment #2. The 7799m² building will consist of 6 indoor soccer fields.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located between Highway #400 and Cityview Boulevard on the south side of Teston Road, Block 69, Plan 65M-3903, City of Vaughan.

The subject lands are designated "High Performance Employment" by OPA #600, and zoned EM1 Prestige Employment Area by By-law 1-88, subject to Exception 9(1222). The proposed use of the site conforms to the Official Plan and complies with the Zoning By-law.

Building Elevations

The one-storey, rectangular building is proposed to a maximum height of 11.96m, including a parapet as shown on Attachment #3. The building materials will consist of precast concrete panels, Kalwall (a translucent fenestration panel system) modular aluminum plates and vision glass. The base of the building is constructed of aggregate pre-cast in a brown-tone colour, to a height of 4m, with translucent panels that wrap around all elevations of the building above. The top of the building is banded by a sand coloured aluminum plate.

Three entrances to the building are located on the west elevation facing to Cityview Boulevard. The centre entrance is framed by a salmon coloured concrete panel and surrounded by blue reflective glass. This elevation also includes sand coloured smooth finished concrete panels that project slightly from the building, providing contrast to the aggregate precast. These panels also include glass doors, and square windows. The east elevation faces Highway #400 and includes 5 soccer-themed artwork images. Smooth concrete panels frame these images, and soften the large massing of the building at this location. Additional entrances are located at the northwest and southwest corners of the building that are framed by elevated pre-finished metal canopy structures that provide height and additional massing at these locations. These entrances also include translucent panels. The rooftop mechanical equipment will be screened from the

surrounding street perspectives including Cityview Boulevard, Teston Road, Highway 400 and Balda Court.

Landscaping

The proposed landscaping and entry feature details for the site are shown on Attachments #4 and #5, respectively. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to ensure the site has appropriate landscaping.

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 indoor soccer facility.

Attachments

1. Location Map
2. Site Plan
3. Elevations
4. Landscape Plan
5. Landscape Details

Report prepared by:

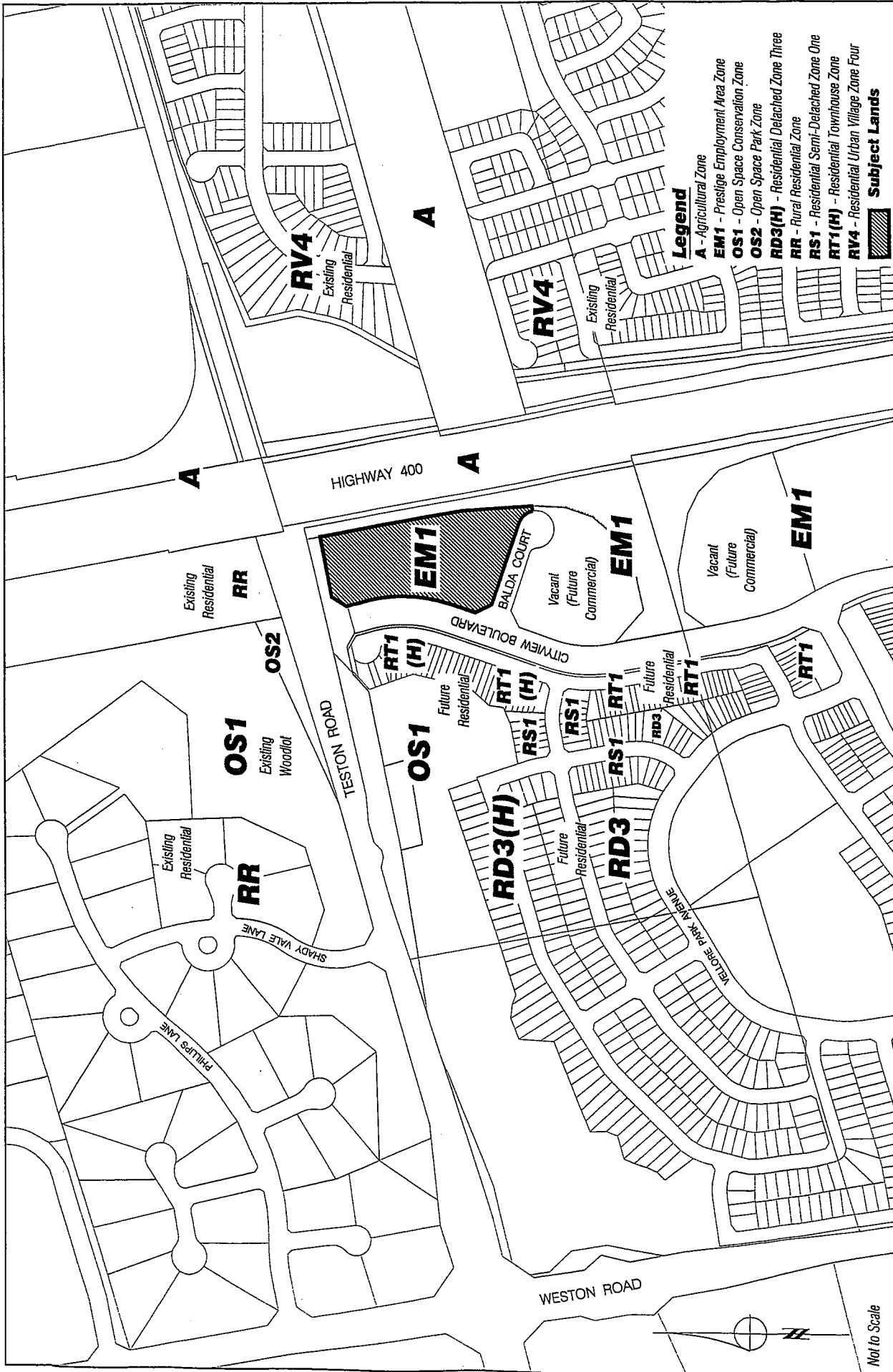
Carmela Marrelli, Planner, ext. 8791
Mauro Peverini, Senior Planner, ext. 8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



- Legend**
- A - Agricultural Zone
 - EM1 - Prestige Employment Area Zone
 - OS1 - Open Space Conservation Zone
 - OS2 - Open Space Park Zone
 - RD3(H) - Residential Detached Zone Three
 - RR - Rural Residential Zone
 - RS1 - Residential Semi-Detached Zone One
 - RT1(H) - Residential Townhouse Zone
 - RV4 - Residential Urban Village Zone Four
- Subject Lands**
- Existing Residential
 - Future Residential
 - Vacant (Future Commercial)

Attachment 1

FILE No.: DA.06.040

April 12, 2007



Development Planning Department

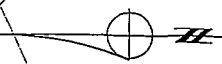
Location Map

Part of Lot 25, Concession 5

APPLICANT: FIUGGI HOLDING CORPORATION

NA\PT\1 ATTACHMENTS\DA\06.040

Not to Scale



Attachment 2

FILE No.:
DA.06.040

April 12, 2007

City of
Vaughan

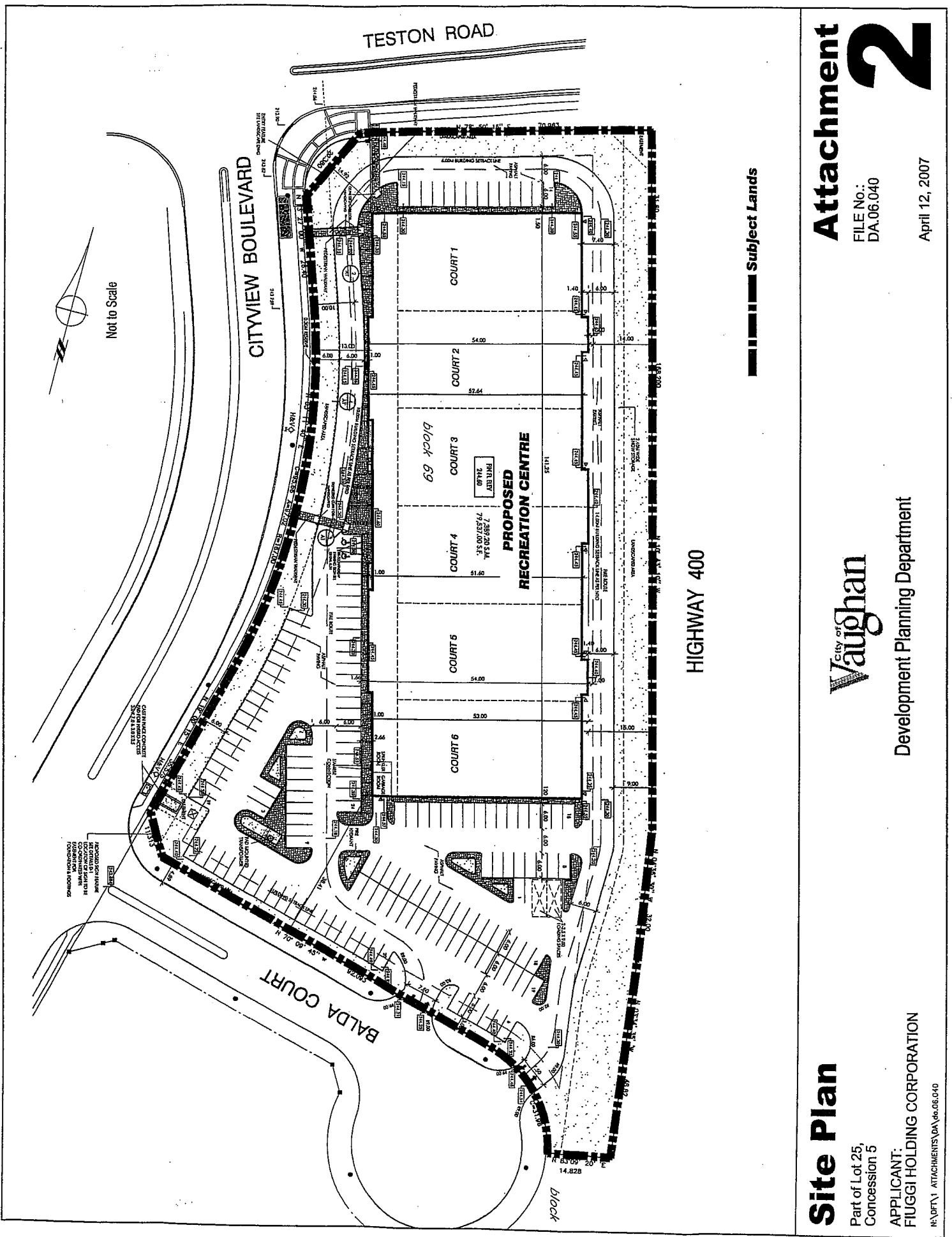
Development Planning Department

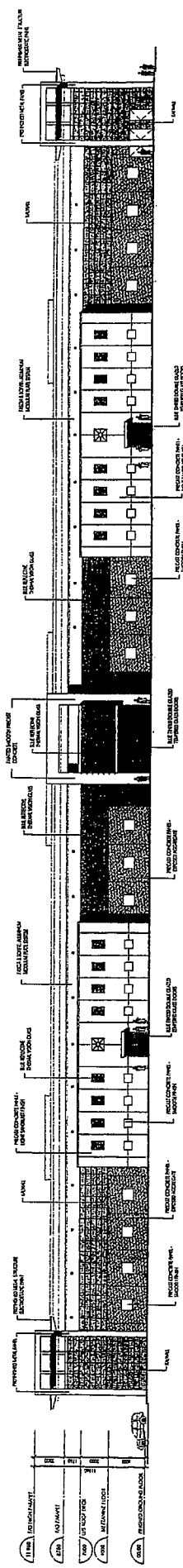
Site Plan

Part of Lot 25,
Concession 5

APPLICANT:
FIUGGI HOLDING CORPORATION

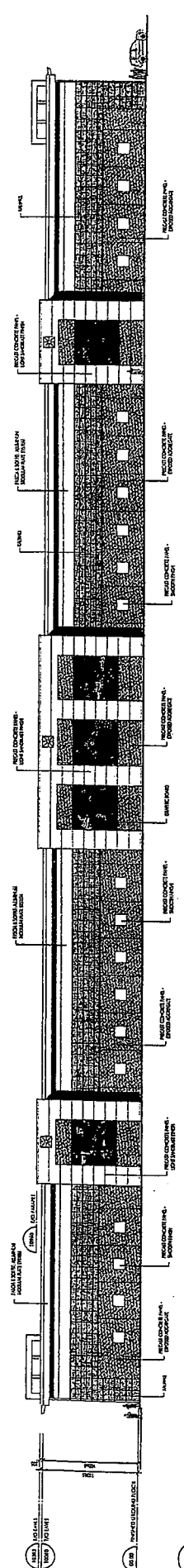
H:\DPT\1 ATTACHMENTS\DA\06.06.040





2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
A5

CITYVIEW BOULEVARD



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
A5

HIGHWAY 400



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A5

TESTON ROAD

4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
A5

BALDA COURT

Not to Scale

Elevations

Part of Lot 25,
Concession 5

APPLICANT:
FIUGGI HOLDING CORPORATION

HA\DP\1 ATTACHMENTS\DA\06.06.040



Development Planning Department

Attachment 3

FILE No.:
DA-06.040

April 12, 2007

TESTON ROAD

CITYVIEW BOULEVARD

HIGHWAY 400

BALDA COURT

PROPOSED RECREATION CENTRE

COURT 1

COURT 2

COURT 3

COURT 4

COURT 5

COURT 6

Block 70

Not to Scale

Attachment 4

FILE No.: DA.06.040

April 12, 2007



Development Planning Department

Landscape Plan

Part of Lot 25, Concession 5

APPLICANT: FIGGI HOLDING CORPORATION

N:\DPT\1 ATTACHMENTS\DA\da.06.040

Landscape Details

Part of Lot 25,
Concession 5

APPLICANT:
FIUGGI HOLDING CORPORATION

N:\DPT\1 ATTACHMENTS\VA\da.06.040



Development Planning Department

Attachment 5

FILE No.:
DA.06.040

April 12, 2007

