

**COMMITTEE OF THE WHOLE MAY 28, 2007**

**SITE DEVELOPMENT FILE DA.06.097**  
**N.H.D DEVELOPMENT LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for an industrial warehouse building with ancillary office for Site Development File DA.06.097 (N.H.D. Development Limited) 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 (Attachment #3) for the Site Development Application (File DA.06.097) on the subject lands shown on Attachment #1, to facilitate the development of a 23,939.82m<sup>2</sup> industrial warehouse building with an ancillary office on a 7.09ha vacant lot, as shown on Attachment #2, to be occupied by Multy Industries.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located northeast of Regional Road 7 and Highway 427, in Part of 6, Concession 9, 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, subject to Exception 9(1125). The proposed development of an industrial building conforms and complies with the Official Plan and Zoning By-law, respectively.

The elevation plan that is provided on Attachment #3 shows an irregular shaped building that will be constructed to a height of 9.4m. The building materials consist of white and grey aggregate and smooth precast and blue-tinted glass windows. The primary façades are located on the north, south and southwest elevations, facing Stone Ridge Road, Regional Road 7 and the future extension of Highway 427, respectively. The primary elevations are of similar design and consist of a glass double door-entry (north and west only), framed in glass and white precast, with alternating white aggregate and smooth precast panels from grade to the mid-point of the building and smooth precast and cornice details along the roofline. The loading area is located on the east elevation, with 20 over-head doors, 2 drive-in doors and 4 man doors. The loading area will be screened from view of Regional Road 7 and Stone Ridge Drive by precast screen walls, constructed to a height of 3.6m on the north and south elevations. There is also a loading area containing 6 overhead doors that is recessed into the northwest corner of the building, and not visible. Roof-top mechanical units will be screened from view of abutting roads and highways.

## Landscaping

The proposed landscaping for the site is shown on Attachment #4, which includes a minimum 14m wide landscape strip adjacent to Regional Road 7 and the future extension of Highway 427. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner.

## 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 employment use building.

## Attachments

1. Location Map
2. Site Plan
3. Elevation Plan
4. Landscape Plan

## Report prepared by:

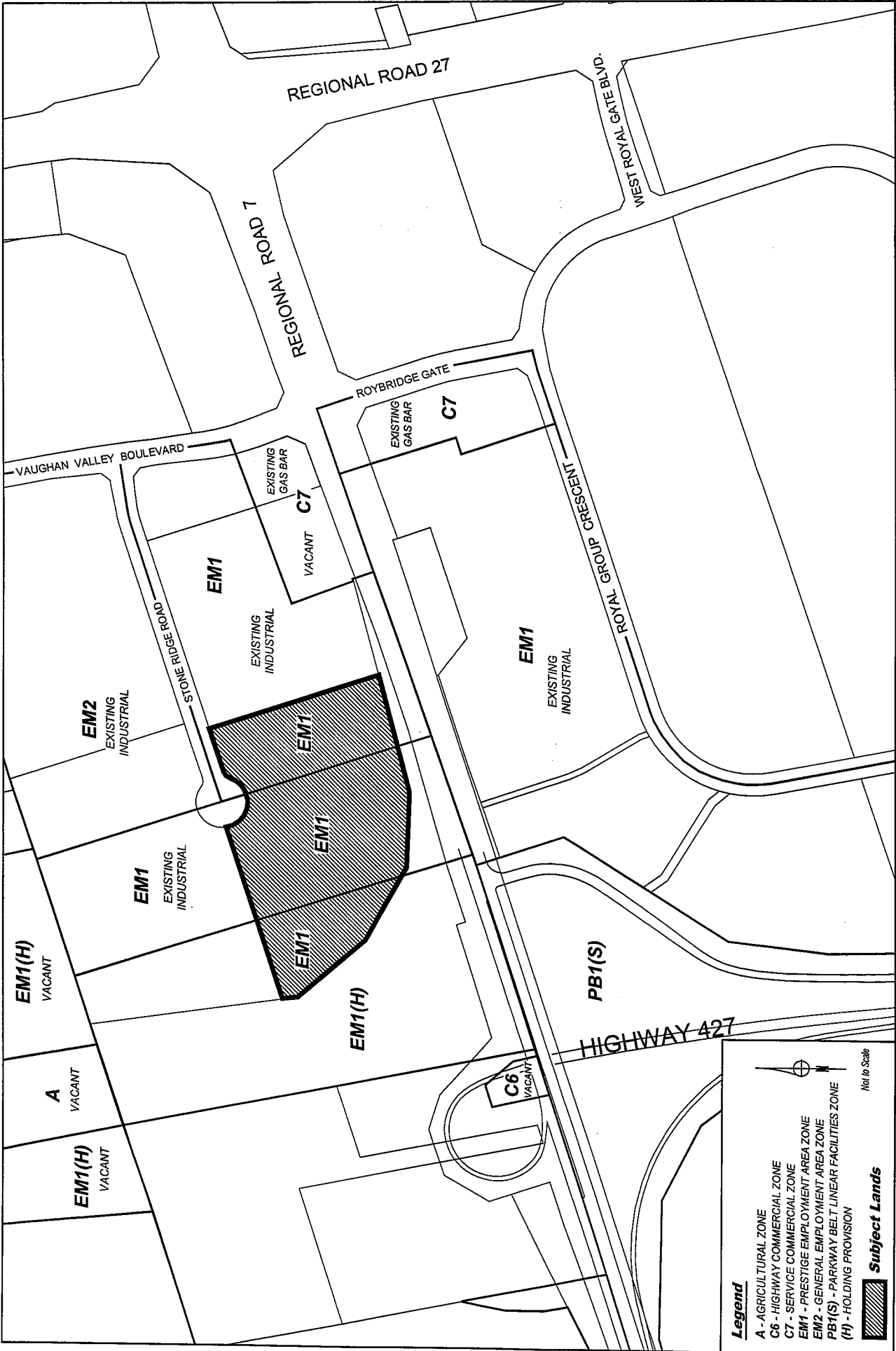
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/CM



**Legend**

- A - AGRICULTURAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- (H) - HOLDING PROVISION

**Subject Lands**

Not to Scale

**Location Map**

Part of Lot 6,  
Concession 9

APPLICANT:  
N.H.D. DEVELOPMENTS LIMITED

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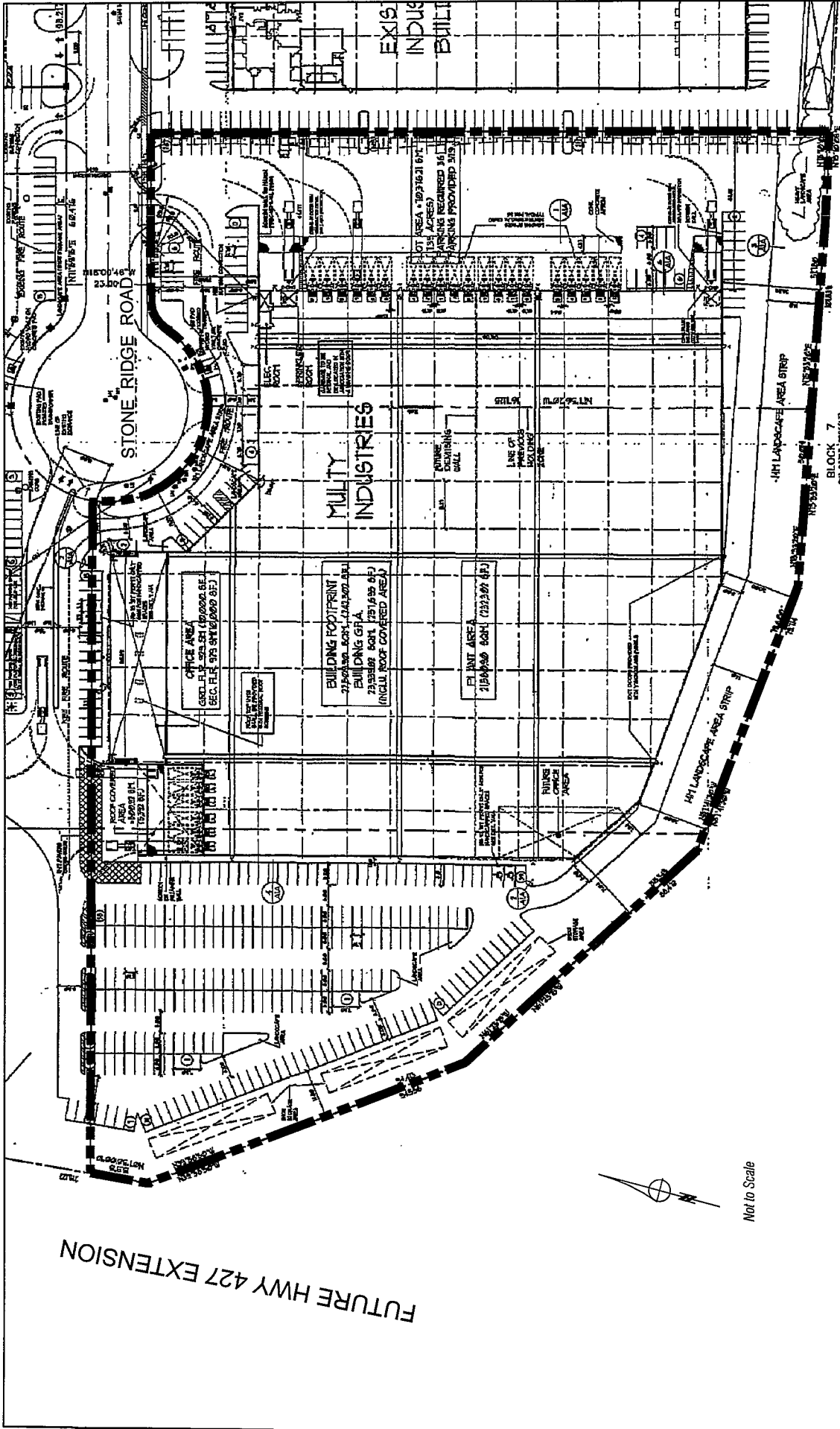
*The City Above Toronto*

Development Planning Department

**Attachment 1**

FILE No.:  
DA.06.097  
RELATED FILES:  
Z.06.004 & PLC.07.015

May 2, 2007



**REGIONAL ROAD 7**

**Subject Lands**

**Attachment 2**

FILE No.: DA.06.097  
 RELATED FILES: Z.06.004 & PLC.07.015  
 April 27, 2007



*The City Above Toronto*

Development Planning Department

**Site Plan**

Part of Lot 6,  
 Concession 9

APPLICANT:  
 N.H.D. DEVELOPMENTS LIMITED

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