

**SITE DEVELOPMENT FILE DA.07.024  
R.A. BRANCA INVESTMENTS LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for a one - storey warehouse with ancillary office for Site Development File DA.07.024 (R.A. Branca Investments Limited) as shown on Attachment #4, 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 #4) for the Site Development Application (File DA.07.024) on the subject lands shown on Attachment #1, to facilitate the development of a one-storey warehouse with a two-storey office component fronting onto Dufferin Street, as shown on Attachment #2. The proposed warehouse will have a total gross floor area (GFA) of 3,047.52 m<sup>2</sup> and the office component will have a total GFA of 666 m<sup>2</sup>, and the entire site will be served by 60 parking spaces.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located on the west side of Dufferin Street, east side of Fernstaff Court, and north of Langstaff Road, being Lot 37 and Part of Lot 38 on Registered Plan M-2043, City of Vaughan. The site is 0.8466 ha in size and is currently vacant.

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(278). The proposed use and development of the site conforms to the Official Plan and complies with the Zoning By-law, respectively.

**Elevations**

The proposed building will be constructed to a height of 10.7 m as shown on Attachment #4 and will be constructed using a variety of materials incorporating granite tile, tinted double glazed insulated windows, and three varieties of precast panels (aggregate, sandblasted, and smooth finishes).

The main entrance to the building is located on the east elevation facing Dufferin Street, which includes the two-storey office component. This elevation is predominantly finished with dark grey tinted double glazed insulated windows with aluminum trim on both floors surrounded by grey precast panels with an aggregate finish. Two groupings of a lighter grey precast panel with a sandblasted finish are situated between the first and second floor windows to provide some accent in the design. Two triangular columns of black granite tile are proposed on each side of the entrance door.

The north and south elevations are residential. The building materials for the portion of the office component consists primarily of dark grey tinted double glazed windows and sandblasted and aggregate precast which is used at the front of the building. The warehouse component will consist of grey precast panels with a aggregate finish and complimented with lines of sandblasted precast which is a lighter grey colour. The design proposes accent lighting within the sandblasted areas.

The west elevation faces Fernstaff Court and will consist of the two toned precast that is prevalent on the rest of the building. The main loading area for the proposed building is situated at this location of the building. Two overhead doors for drive-in loading and unloading four truck loading doors, comprising two on either side of the overhead doors.

### Landscaping

The proposed landscape plan is shown on Attachment #3. The Development Planning Department is generally satisfied with the proposed landscaping, subject to the landscape plan layout being revised to reflect the site plan layout shown on Attachment #2. The required changes to the landscape plan are to include the provision of a 9 m wide landscape strip along the Dufferin Street frontage, whereas only 6 m is shown; and garbage storage to be situated internally within the proposed building, whereas the proposed garbage storage is shown at the rear of the building; and revision to the parking layout adjacent to the Fernstaff Court landscape strip.

The Applicant has agreed to shift the building westward to accommodate the required 9m landscape strip and to relocate the garbage storage within the building (both which have been shown on the revised site plan as shown on Attachment #2). The Development Planning Department will continue to work with the Applicant to ensure the site is developed with appropriate landscaping, screening, and pedestrian-oriented features.

### 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

The Region has advised the Development Planning Department that a portion of the Applicant's lands will be taken for proposed transit works along Dufferin Street. The Development Planning Department will continue to work with the Applicant and the Region of York to facilitate the requirement for the proposed road widening.

### Conclusion

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

### Attachments

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

### Report prepared by:

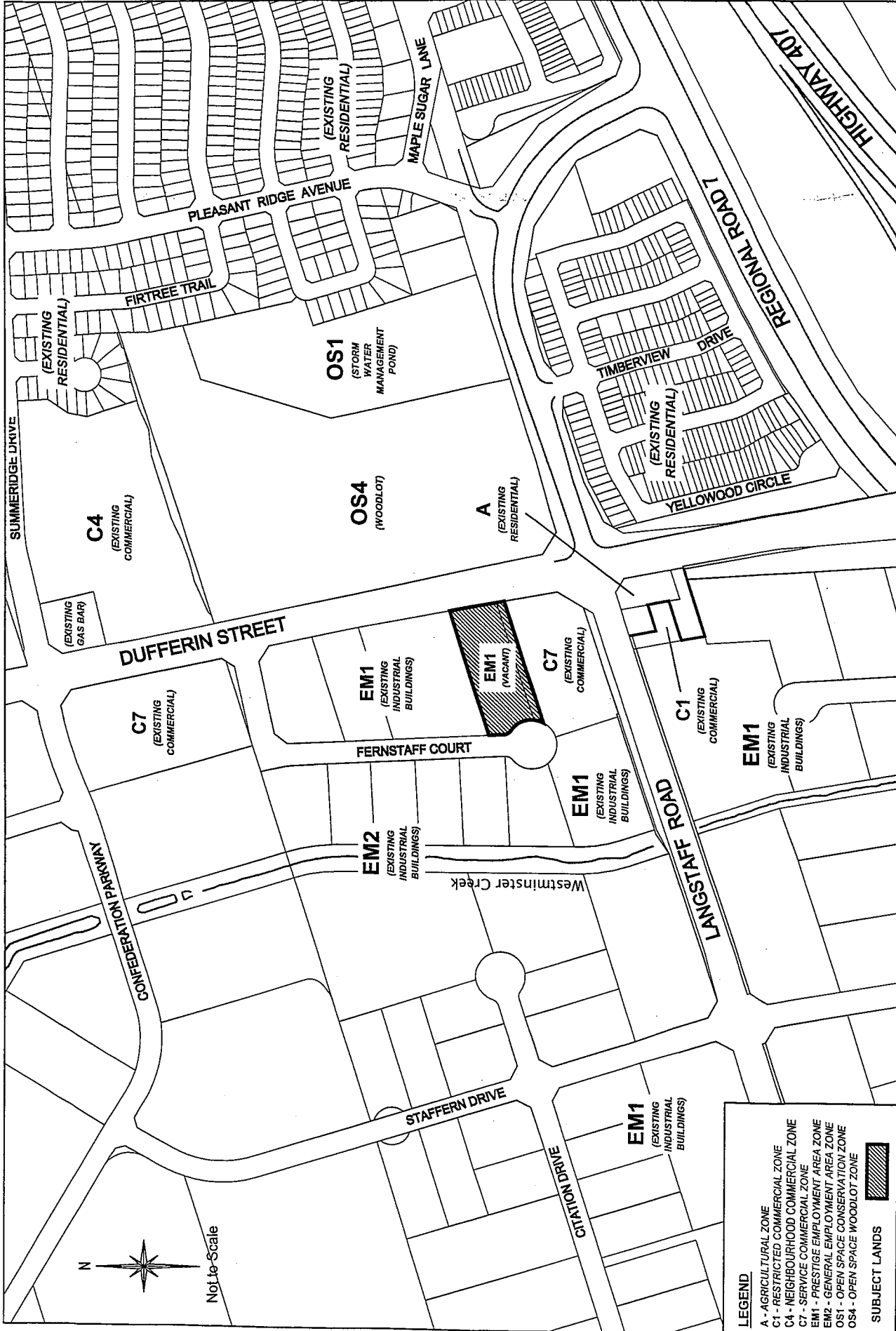
Ryan Mino, Planner 1, ext. 8213  
Arto Tikiryán, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

//LG



**LEGEND**

- A - AGRICULTURAL ZONE
- C1 - RESTRICTED COMMERCIAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS4 - OPEN SPACE WOODLOT ZONE

**SUBJECT LANDS**

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# Location Map

Part of Lot 11,  
Concession 3  
**APPLICANT:**  
 R.A. BRANCA INVESTMENTS LIMITED  
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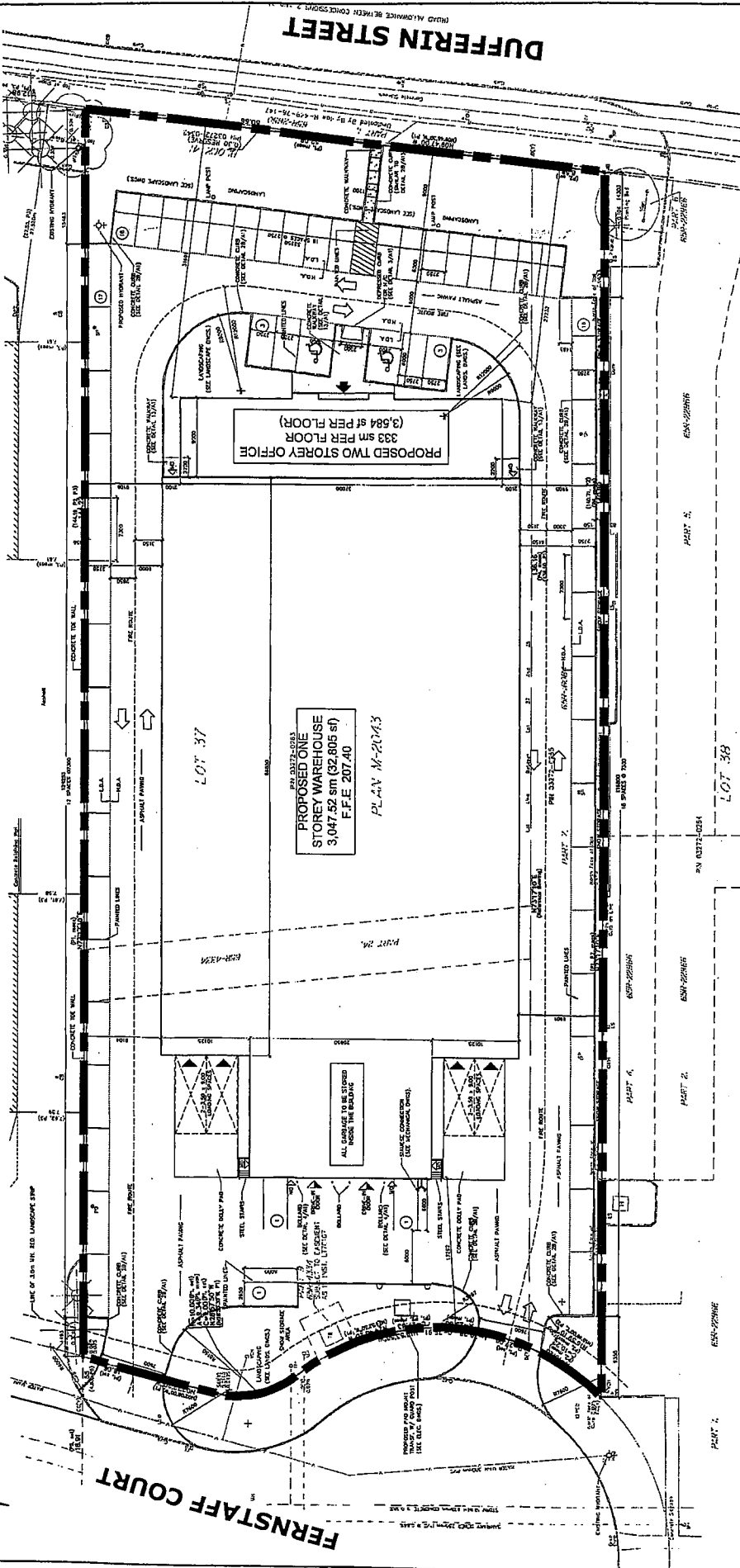
Development Planning Department

**Attachment**

FILE No.:  
DA.07.024

Not to Scale

March 26, 2007



**SUBJECT LANDS**

# Site Plan

Part of Lot 11,  
Concession 3

APPLICANT:

R.A. BRANCA INVESTMENTS LIMITED

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*The City Above Toronto*

Development Planning Department

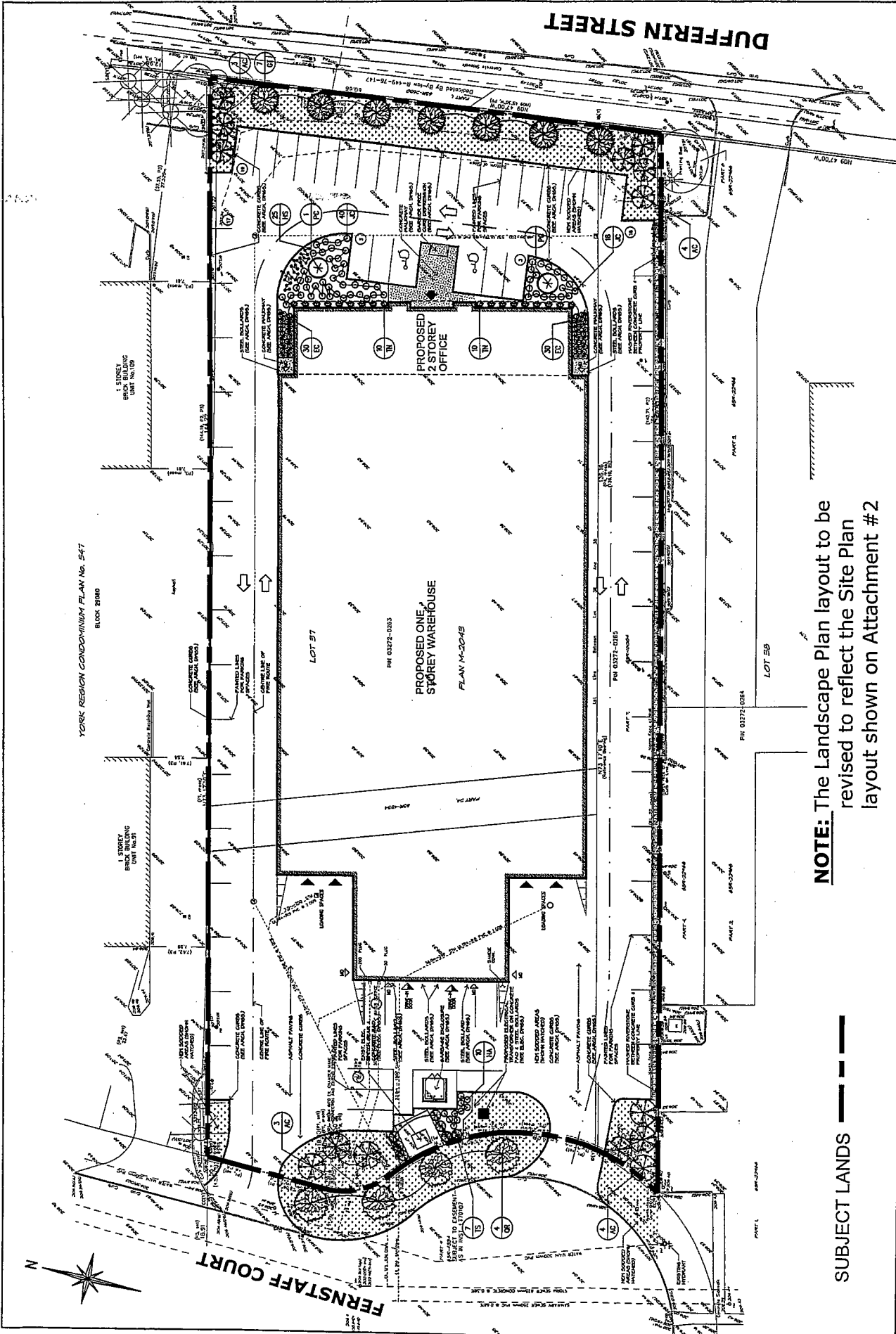
# Attachment

# 2

FILE No.:  
DA.07.024

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May 18, 2007

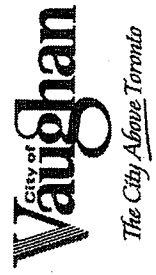


**NOTE:** The Landscape Plan layout to be revised to reflect the Site Plan layout shown on Attachment #2

SUBJECT LANDS ———

# Landscape Plan

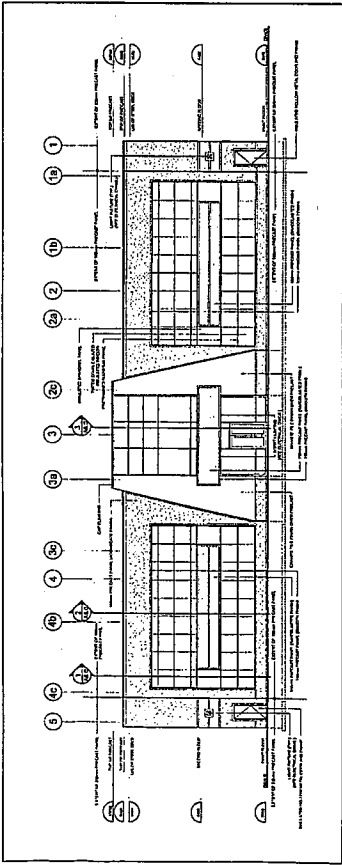
Part of Lot 11,  
Concession 3  
APPLICANT:  
R.A. BRANCA INVESTMENTS LIMITED  
NA/DPTV, ATTACHMENTS/VAN/60.07.024



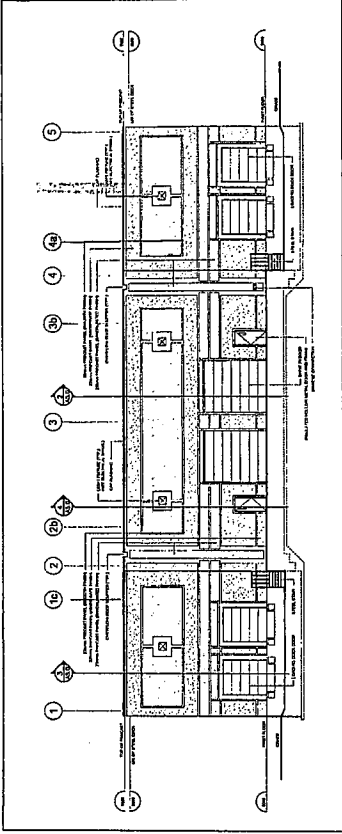
Development Planning Department

# Attachment 3

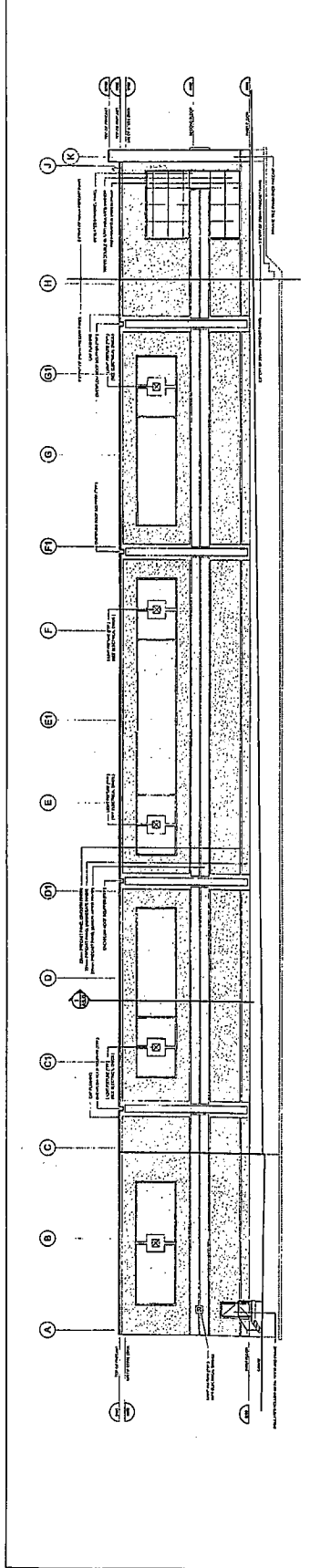
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May 23, 2007



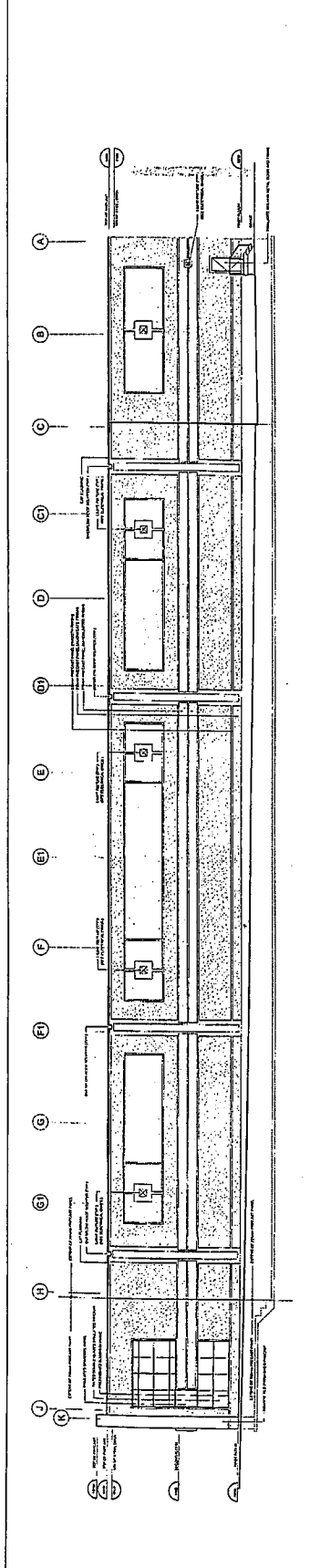
1 EAST ELEVATION (FRONT) DUFFERIN STREET  
SCALE 1/125



2 WEST ELEVATION (REAR) FERNSTAFF COURT  
SCALE 1/125



3 SOUTH ELEVATION  
SCALE 1/125



4 NORTH ELEVATION  
SCALE 1/125

# Elevation Plan

Part of Lot 11,  
Concession 3  
APPLICANT:  
R.A. BRANCA INVESTMENTS LIMITED  
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Development Planning Department

# Attachment 4

FILE No.:  
DA.07.024

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March 26, 2007