

**COMMITTEE OF THE WHOLE JUNE 18, 2007**

**SITE DEVELOPMENT FILE DA.07.009  
760609 ONTARIO LTD.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations for the industrial warehouse building with an ancillary office for Site Development File DA.07.009 (760609 Ontario Ltd.) 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.07.009) on the subject lands shown on Attachment #1, to facilitate the development of a 4,269.63m<sup>2</sup> industrial warehouse building with an ancillary office on a 0.81ha vacant lot, as shown on Attachment #2, to be occupied by Unique Fine Fabrics.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located northeast of Highway #407 and Pine Valley Drive, with frontage onto Rowntree Dairy Road through to Highway #407(490 Rowntree Dairy Road), in Part of Lot 3, Concession 6, 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(1010). 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 8.5m. The primary façade is located on the north elevation, facing Rowntree Dairy Road. The building materials for this façade consist of white smooth and aggregate precast panels and blue spandrel glass windows. The north elevation will be designed with a glass double-door entry, framed by a glass curtain wall and surrounded by vertical aggregate precast panels and upper and lower level windows. Future signage will be located on the north and south elevations.

The remaining elevations for the warehouse are of similar design, with white alternating smooth precast banding and ribbed precast panels. All roof-top mechanical units will be screened from view of abutting roads. In accordance with site-specific zoning, loading and unloading is permitted to take place between a building and Highway #407. The loading area, including four loading doors and two drive-in doors, is located on the south elevation, within two recessed areas of the rear wall, facing Highway #407, and screened by the 9m wide landscaped berm.

### Landscaping

The proposed landscaping for the site is shown on Attachment #4, which includes a minimum 3m and 9m wide landscape strips adjacent to Rowntree Dairy Road and Highway #407, respectively. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the details.

### 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:

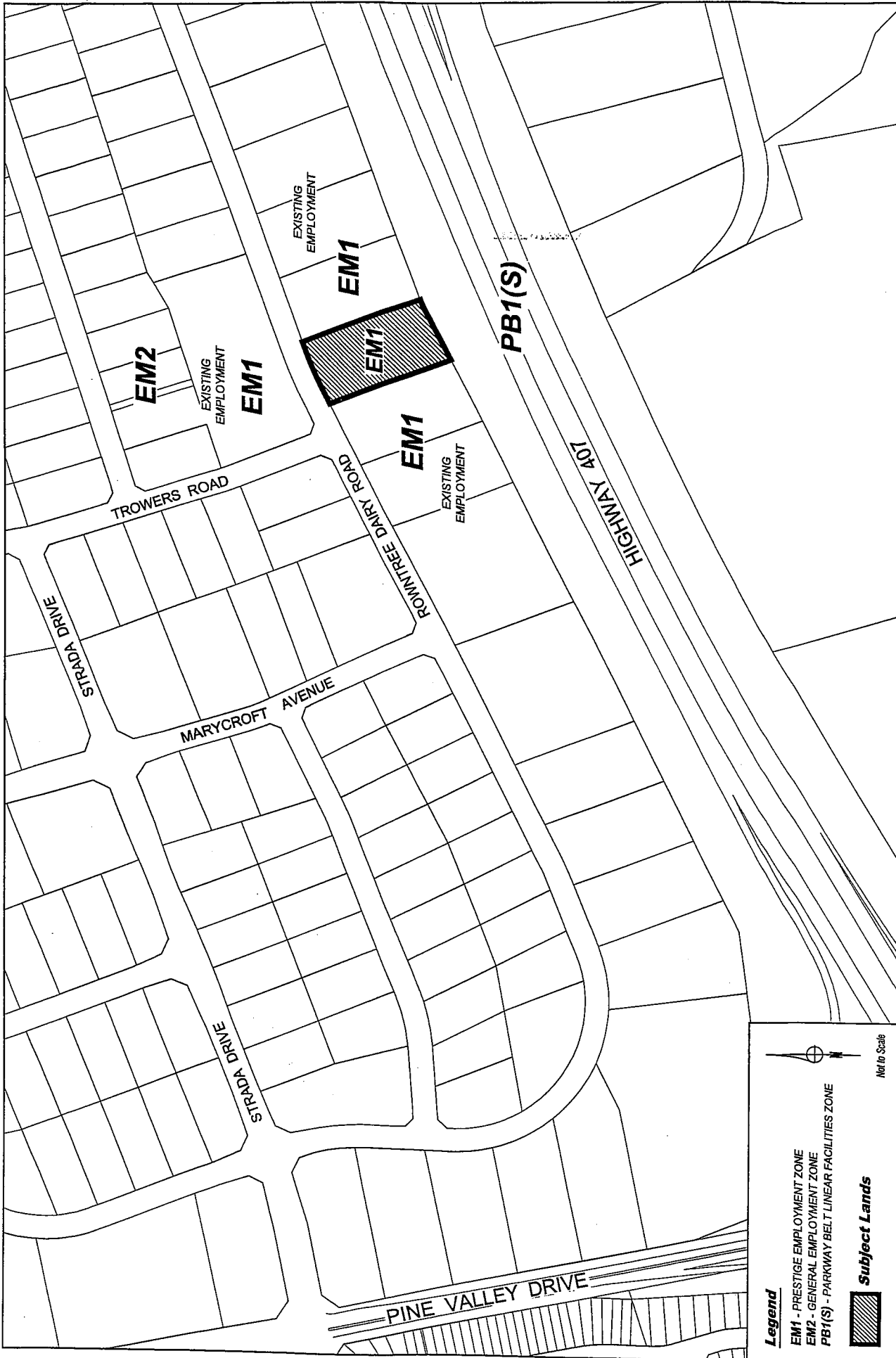
Christina Napoli, Planner, ext. 8483  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- EM1 - PRESTIGE EMPLOYMENT ZONE
- EM2 - GENERAL EMPLOYMENT ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE

**Subject Lands**

Not to Scale

# Location Map

Part of Lot 3,  
Concession 6

APPLICANT:  
760609 ONTARIO LTD.

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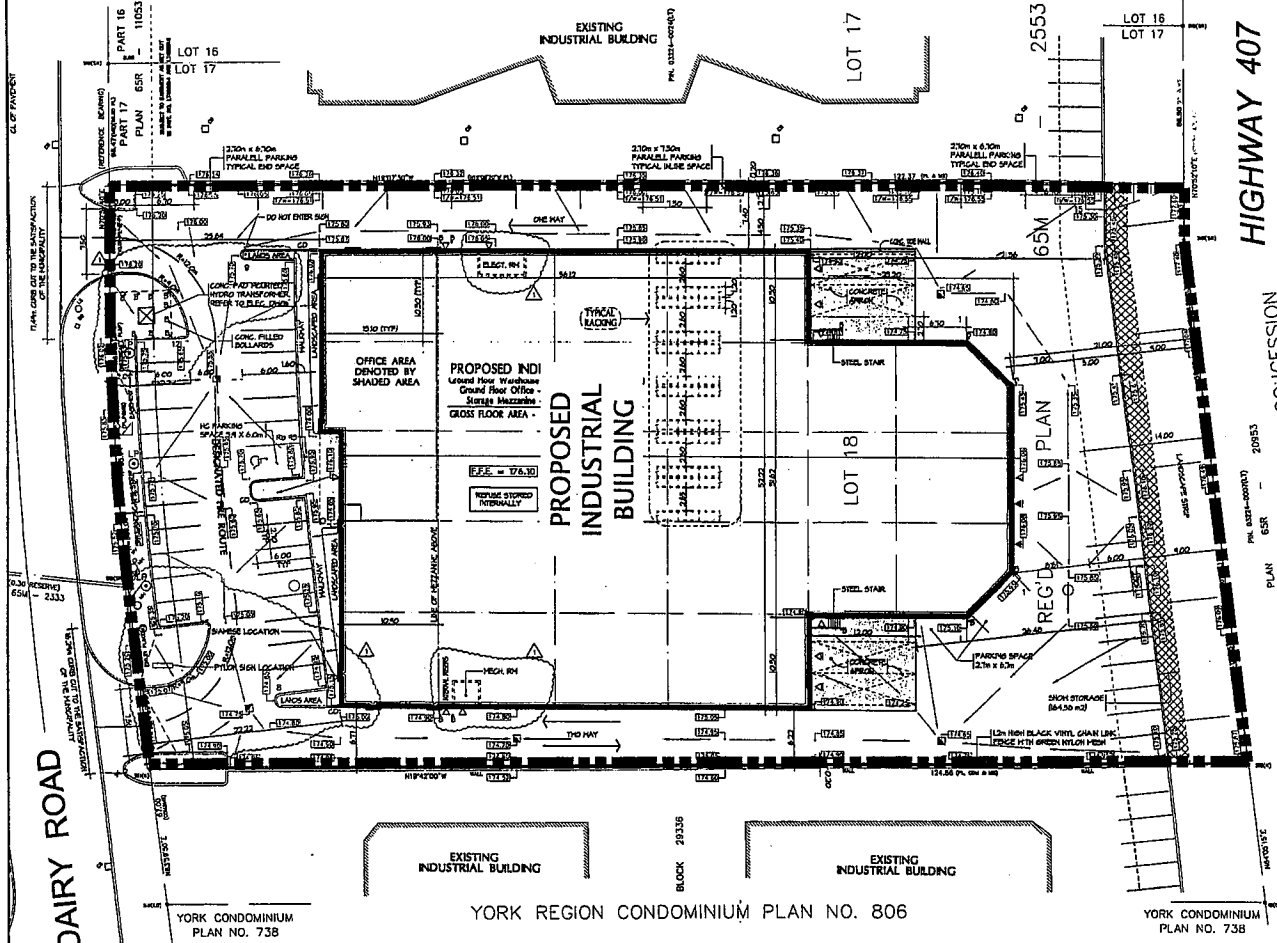
Development Planning Department

# Attachment 1

FILE No.: DA-07-009

May 31, 2007

ROWNTREE DAIRY ROAD



Not to Scale

Subject Lands

# Site Plan

Part of Lot 3,  
Concession 6

APPLICANT:  
760609 ONTARIO LTD.

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The City Above Toronto

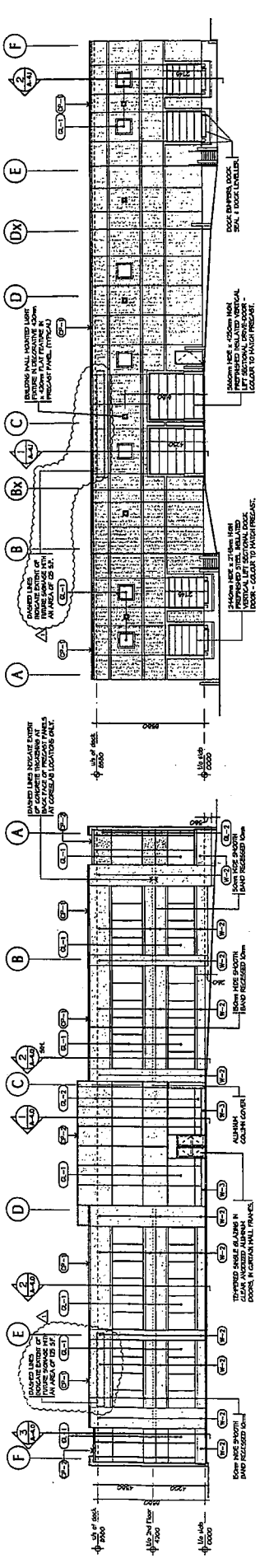
Development Planning Department

# Attachment

# 2

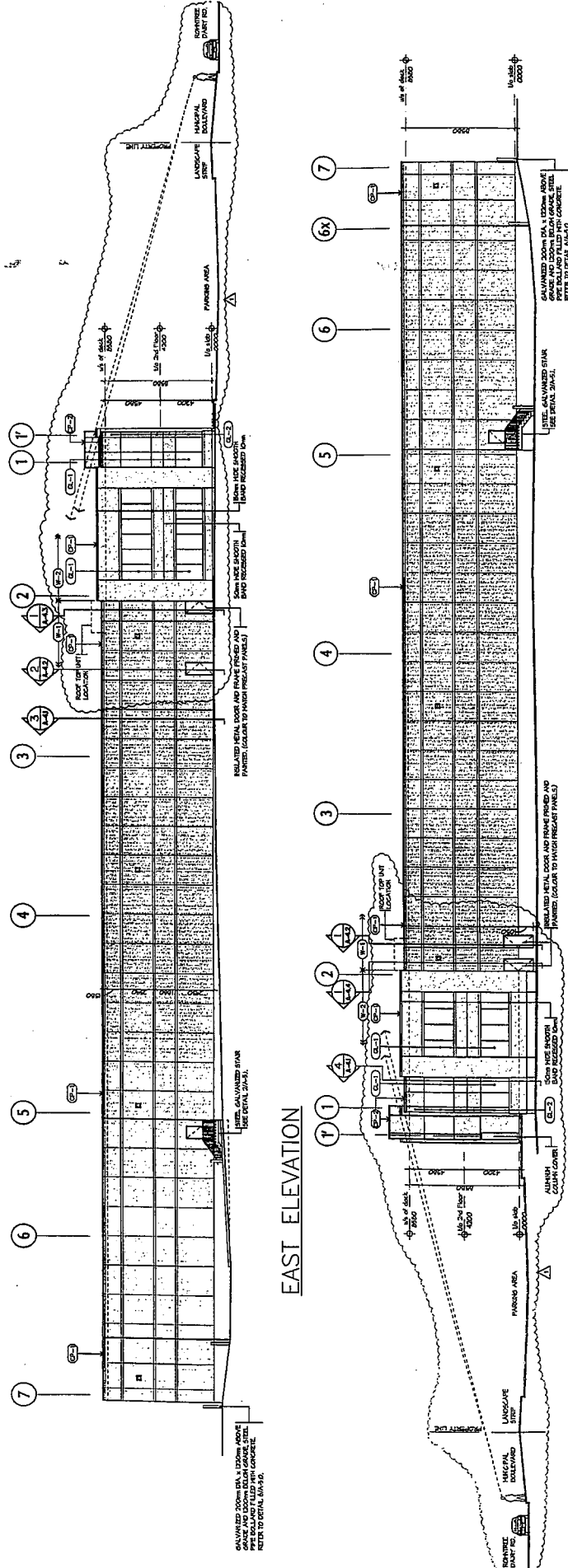
FILE No.: DA.07.009

May 31, 2007



NORTH ELEVATION (ROWNTREE DAIRY ROAD)

SOUTH ELEVATION (HIGHWAY 407)



EAST ELEVATION

WEST ELEVATION

**Elevations**

Part of Lot 3,  
Concession 6

APPLICANT:  
760609 ONTARIO LTD.

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**Attachment 3**

FILE No.: DA.07.009

May 31, 2007

