

## **COMMITTEE OF THE WHOLE JUNE 16, 2008**

### **SITE DEVELOPMENT FILE DA.08.014** **RAVIT HOLDINGS LIMITED**

#### **Recommendation**

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachments #3 and #4 (Buildings "A" and "B") for Site Development File DA.08.014 (Ravit Holdings Limited) 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 (Attachments #3 and #4) for the Site Development Application (File DA.08.014) on the subject lands shown on Attachment #1, to permit the development of the 3.07 ha site with two, one-storey multi-unit industrial buildings (Building "A" - 7136.7 m<sup>2</sup> and Building "B" - 5835.29 m<sup>2</sup>), as shown on Attachment #2.

#### **Background - Analysis and Options**

The subject lands are located east of Keele Street, abutting the CN Rail line, with frontage on the north side of Teston Road, in Lot 26, Concession 3, City of Vaughan.

#### **Official Plan/Zoning By-law**

The subject lands are designated "Prestige Area" by OPA #332, and zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1168). The proposed industrial development conforms and complies with the Official Plan and Zoning By-law, respectively.

#### **Building Design**

The proposed elevation plans (Attachments #3 and #4) show two rectangular multi-unit buildings, which will be constructed to a height of 7.9 m. The proposed building materials consist of white aggregate precast with vision glazing windows on the Keele Street and Teston Road elevations. Upper level windows are also provided on the north and south elevations of Building "A" and on the north elevation of Building "B". The loading areas are located on the east side of the respective buildings and are not visible to any streets.

The roof-top mechanical equipment is proposed to be screened from the view of any streets. The proposed elevations do not include wall signage, and therefore, the applicant must comply with the Sign By-law upon application for Building Permit.

The building is set back 22 m from the CN Rail line, whereas CN requires a minimum setback of 15 m from their right-of-way.

### Landscaping

The proposed landscape plan for the site is shown on Attachment #5, which includes a 2.3 m wide landscape strip adjacent to the C.N.R tracks to the west; required 6 m wide strip adjacent to Teston Road to the south; and, a 2 m - 4.5 m wide strip along the north property line. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the plan.

### Sustainability

The proposed development includes the following sustainable features:

- i) Drought resistant/tolerant species for vegetation; and,
- ii) Permeable pavers as opposed to concrete for sidewalk areas.

### Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

### Regional Implications

The Region of York has no objections to the proposed development, and does wish to be party to the implementing site plan agreement or letter of undertaking, whichever is in effect.

### Conclusion

The Development Planning Department is satisfied with the proposed elevations for the two multi unit industrial buildings.

### Attachments

1. Location Map
2. Site Plan
3. Elevations - Building "A"
4. Elevations - Building "B"
5. Landscape Plan

### Report prepared by:

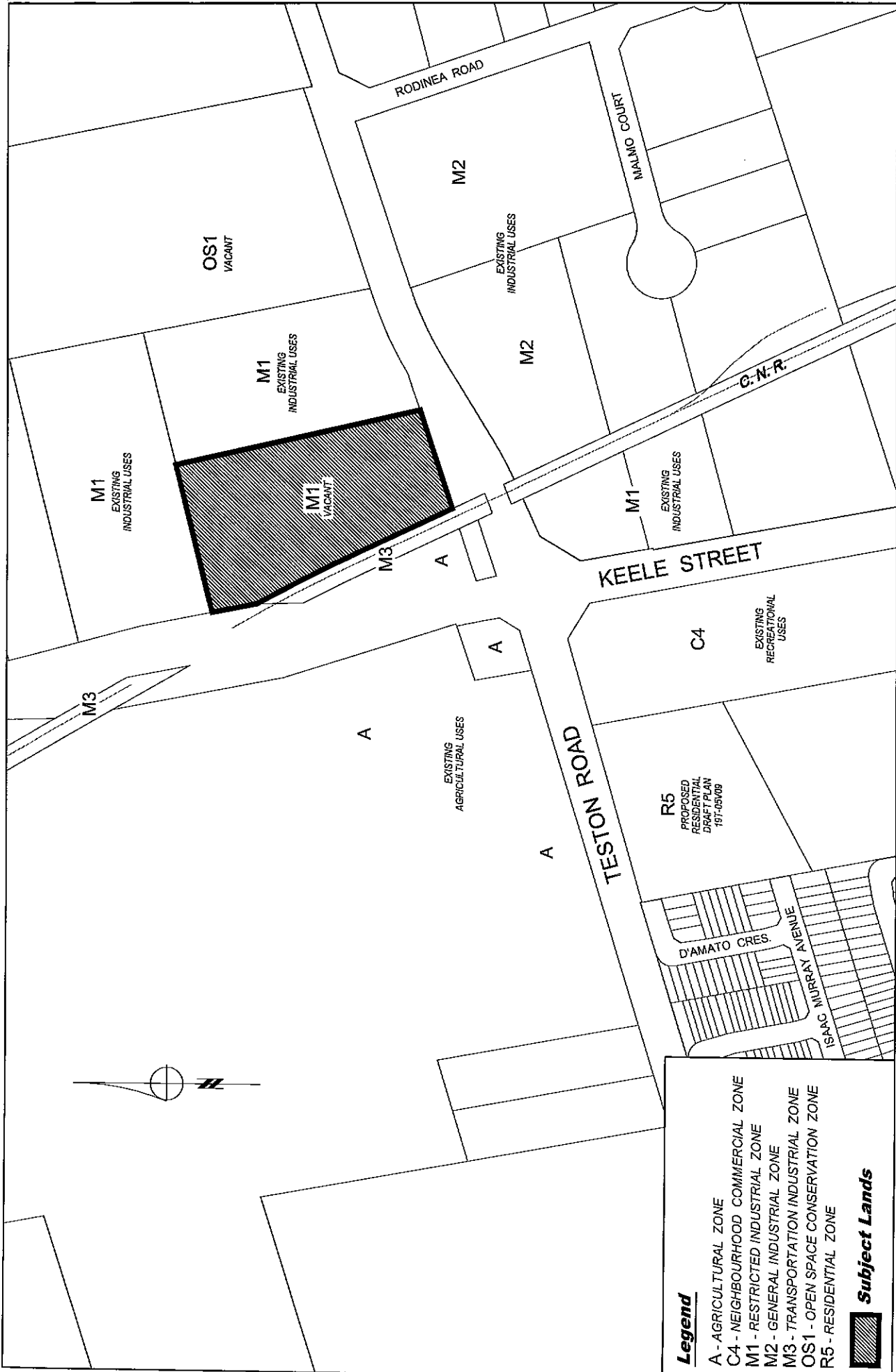
Margaret Holyday, Planner, ext. 8216  
Mauro Peverini, Senior Planner, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Manager of Development Planning

/LG



- Legend**
- A - AGRICULTURAL ZONE
  - C4 - NEIGHBOURHOOD COMMERCIAL ZONE
  - M1 - RESTRICTED INDUSTRIAL ZONE
  - M2 - GENERAL INDUSTRIAL ZONE
  - M3 - TRANSPORTATION INDUSTRIAL ZONE
  - OS1 - OPEN SPACE CONSERVATION ZONE
  - R5 - RESIDENTIAL ZONE
- Subject Lands**

# Location Map

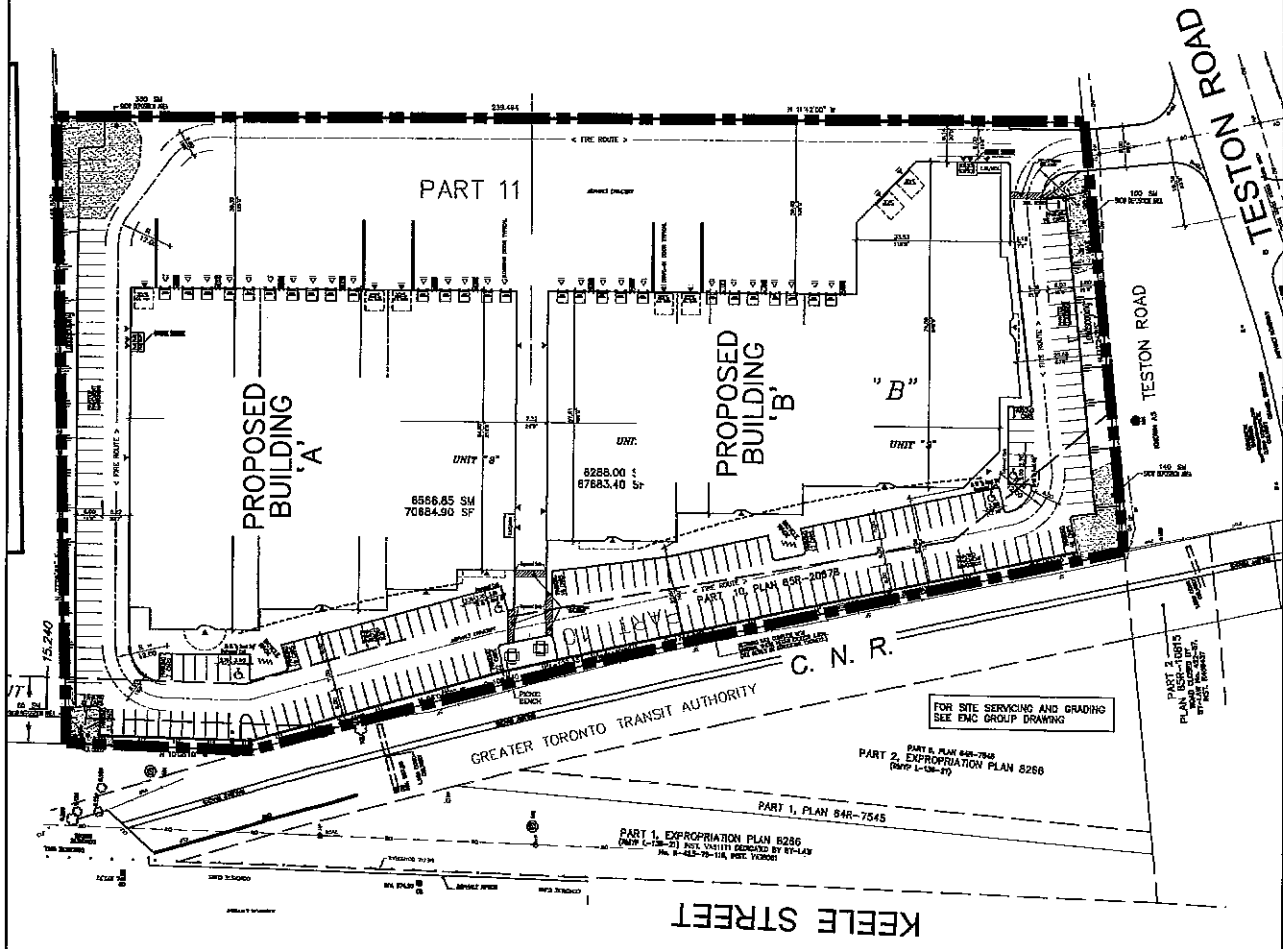
Part Lot 26,  
Concession 3  
APPLICANT:  
RAVIT HOLDINGS LIMITED  
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Development Planning Department

# Attachment 1

FILE No.:  
DA.08.014  
Not to Scale  
May 23, 2008

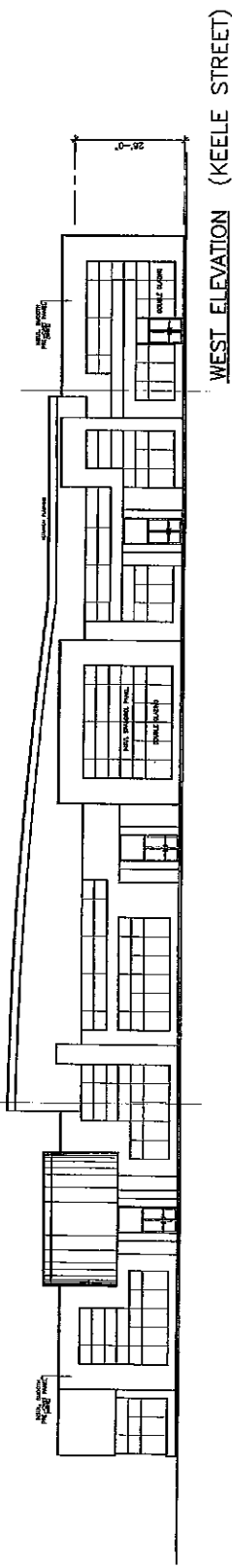


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 SUBJECT LANDS

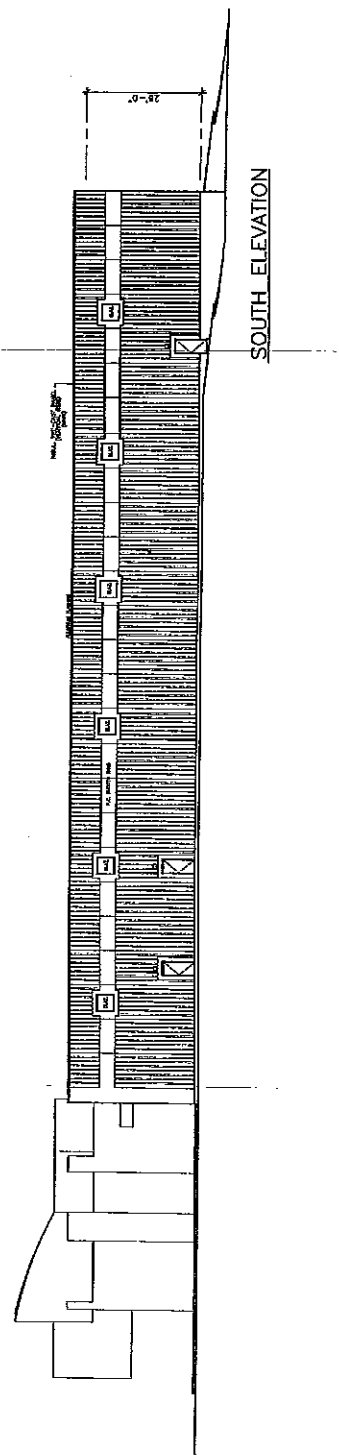
**Attachment 2**  
 FILE No.:  
 DA.08.014  
 Not to Scale  
 May 23, 2008

**City of Vaughan**  
*The City Above Toronto*  
 Development Planning Department

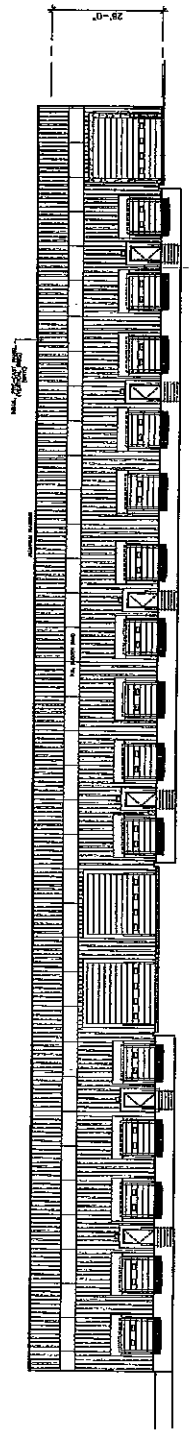
**Site Plan**  
 Part Lot 26,  
 Concession 3  
 APPLICANT:  
 RAVIT HOLDINGS LIMITED  
 N:\DPT\1 ATTACHMENTS\DA\08.014.dwg



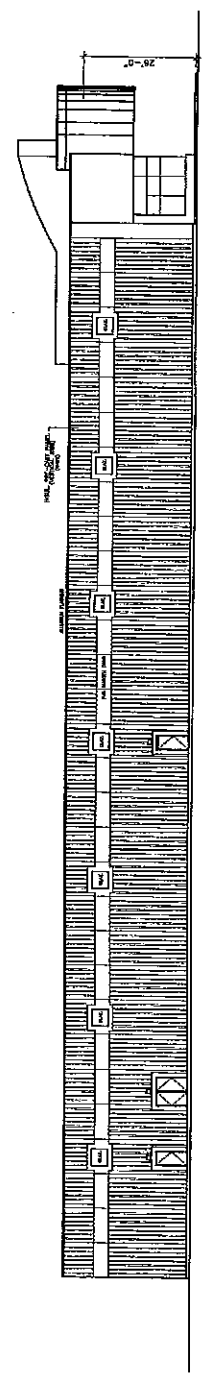
WEST ELEVATION (KEELE STREET)



SOUTH ELEVATION



EAST ELEVATION



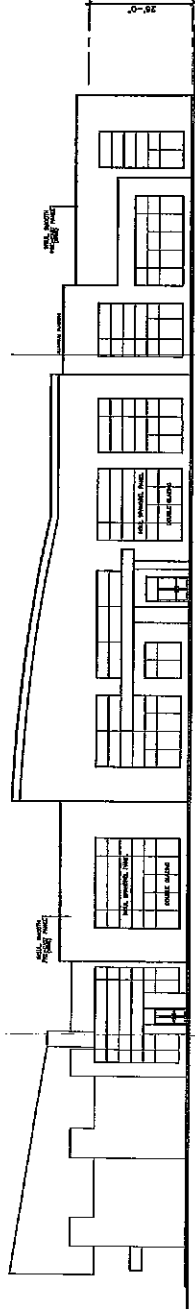
NORTH ELEVATION

**Elevations - Building 'A'**

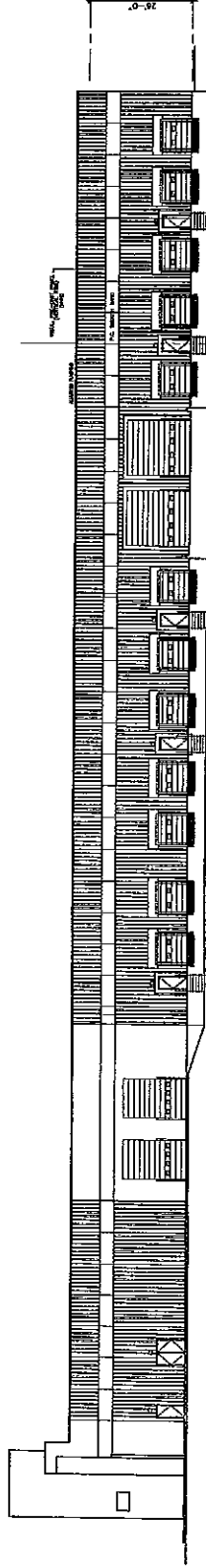
Part Lot 26,  
Concession 3  
APPLICANT:  
RAVIT HOLDINGS LIMITED  
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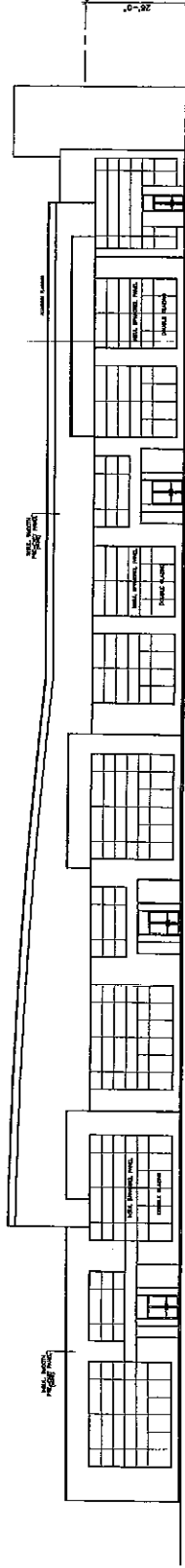
Development Planning Department



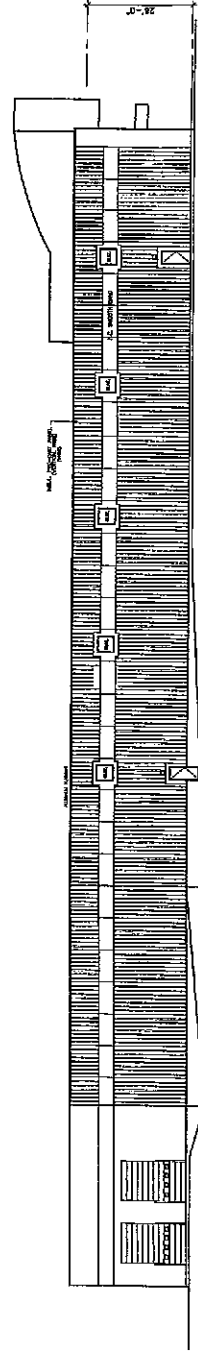
SOUTH ELEVATION (TESTON ROAD)



EAST ELEVATION



WEST ELEVATION (KEELE STREET)



NORTH ELEVATION

**Elevations - Building 'B'**

Part Lot 26,  
Concession 3

APPLICANT:  
RAVIT HOLDINGS LIMITED

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**Attachment 4**

FILE No.:  
DA.08.014

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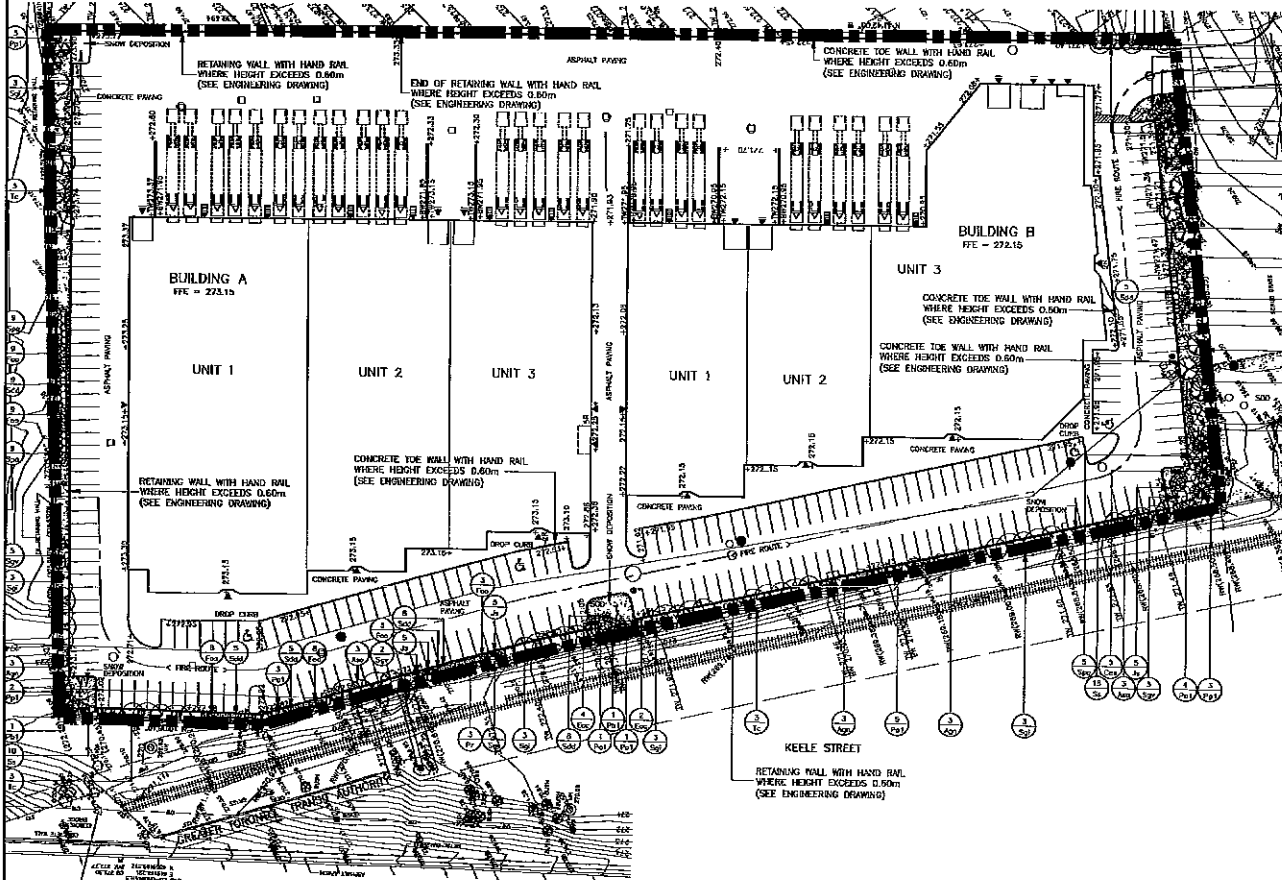
**Subject Lands**

# Attachment 5

FILE NO.:  
DA.08.014

Not to Scale

May 23, 2008



**City of Vaughan**

*The City Above Toronto*

Development Planning Department

# Landscape Plan

Part Lot 26,  
Concession 3

APPLICANT:  
RAVIT HOLDINGS LIMITED

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