

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

6

611428 ONTARIO LIMITED

The Committee of the Whole recommends:

- ### **Recommendation**

1. THAT Site Development File DA.13.086 (611428 Ontario Limited) BE APPROVED, to permit the development of the subject lands with a multi-unit industrial building as shown on Attachments #3 to #8, subject to the following conditions:

- $$\dots/2$$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

Item 6, CW Report No. 21 – Page 2

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Solar-resistant tinted glass to reduce the required cooling load typically associated with industrial buildings
- The provision of bike racks to provide an alternative mode of transportation, and 5 carpool parking spaces
- Native and drought-resistant plant material is proposed adjacent to the existing valley

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.13.086 on the subject lands shown on Attachments #1 and #2, to permit the development of a 3,872.5 m² multi-unit industrial building served by 84 parking spaces, as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The 0.89 ha property is located south of Langstaff Road, west of Regional Road 27, municipally known as 133 Milani Boulevard, in the City of Vaughan. The surrounding land uses are shown on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits industrial uses, including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses, located within wholly enclosed buildings and which do not require outside storage on the subject lands. The proposed multi-unit industrial building conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1253), which permits employment uses on the subject lands. The proposed industrial building complies with the EM1 Zone requirements of Zoning By-law 1-88.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

Item 6, CW Report No. 21 – Page 3

Site Plan Review

The subject lands shown on Attachments #1 and #2 are irregular in shape and front onto Milani Boulevard. The proposed site plan, shown on Attachment #3, includes a 3,872.5 m² multi-unit industrial building comprised of 10 single-storey industrial units, and a two-storey industrial unit with an accessory mezzanine floor. The proposed industrial building is setback 18.95 m from Milani Boulevard, providing for a 1.5 m wide concrete sidewalk, a 3 m wide landscaped strip, and two rows of parking between the building and the street. Vehicular access to the site is proposed from the two driveways on Milani Boulevard. A pedestrian connection to the building is also proposed to link the building to the future 1.5 m wide concrete sidewalk along Milani Boulevard. A bike rack with 7 bike parking spaces is proposed at the southeast corner of the industrial building. An outdoor amenity area is provided on the roof of the building for employees.

A total of 84 parking spaces are proposed on the subject lands, including 2 barrier-free spaces and 5 carpool priority spaces, as shown on Attachment #3. Ten truck and trailer loading spaces are proposed at the rear of the industrial building. A garbage/refuse room is located in the interior of each of the industrial units, along the south (rear) elevation.

The proposed building elevations are shown on Attachments #5 to #7. The building will be constructed to a maximum height of 12.58 m, creating the appearance of a 3-storey building façade along Milani Boulevard. The building materials consist of parklex façade (a high density laminate timber panel), EIFS (Exterior Insulation Finishing System), glazing, cut limestone, and concrete masonry units. The Planning Department is generally satisfied with the proposed site plan and building elevations and it will continue to work with the owner to finalize the details.

Landscaping

The proposed landscape plan is shown on Attachment #4 and consists of native and drought-tolerant plant material. A 5 m wide landscape strip is proposed along the rear lot line abutting West Rainbow Creek and a 3 m wide landscape strip is proposed along the Milani Boulevard frontage. A pylon sign is proposed to be located at the southeast corner of the subject lands, within the proposed 3 m landscape strip. The details for the proposed pylon sign are shown on Attachment #8. The Planning Department is generally satisfied with the proposed landscaping and signage and will continue to work with the owner to finalize the details.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the application and provides the following comments:

i. Environmental

No further environmental site assessment reports are required.

ii. Development

The stormwater management design for the related subdivision was designed by Condeland Engineering Ltd. and the subject lands were allocated an allowable (controlled) discharge rate based on 180 litres/second/hectare. On-site storage is required for quantity control up to and including the 100-year post development storm event. As such, an existing service manhole (storm) is situated at the property line. The total discharge of 94.44 litres/second (l/s) is less than the established maximum allowable flow of 152 l/s and is acceptable.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

Item 6, CW Report No. 21 – Page 4

The site servicing and grading plans have been red-lined indicating required amendments to the plans. Copies of the red-lined plans have been forwarded to the owner to be addressed on the final plans.

iii. Transportation

The site and landscape plans have been red-lined to indicate additional required pedestrian walkways and the relocation of the barrier-free parking spaces. The owner shall address these comments in their next submission.

Prior to the issuance of a Building Permit, the owner must satisfy all requirements of the Development/Transportation Engineering Department, including the approval of the associated site servicing and grading plans, stormwater management report, and site and landscape plans.

Vaughan Public Works Department (Waste Management Division)

The Vaughan Public Works Department has reviewed the application and has advised that the final site design and floor plan must meet and implement the "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department.

Vaughan Legal Services Department (Real Estate Division)

The Vaughan Legal Services Department, Real Estate Division, has confirmed that cash-in-lieu of parkland dedication is not required as it was paid in-full through the registration of Plan of Subdivision File 19T-90018.

Toronto and Region Conservation Authority (TRCA)

The TRCA advises that the subject lands are located partially within a Regulated Area under Ontario Regulation 166/06, as it is adjacent to the valley corridor of the West Rainbow Creek (a tributary of the Main Humber River). As part of Plan of Subdivision File 19T-90018, limits of the valley were defined and an appropriate buffer was applied. The valley lands and the buffer were placed into public ownership (TRCA). As a portion of the proposed works would be located within the Regulation Limit, a permit will be required from the TRCA under Ontario Regulation 166/06. Further, TRCA staff require an addendum to, or revised, Stormwater Management Report, Servicing Plan, Grading Plan, and Erosion and Sediment Control Plan, to address additional comments provided.

The owner must satisfy all TRCA conditions and comments prior to the issuance of a Building Permit. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The MTO has reviewed the application and provides the following comments:

- i. The current site plan does not show the proposed Highway 427 extension. Please resubmit a site plan showing the development in relation to the proposed Highway 427 extension and include all relevant setbacks.
- ii. If the proposed application is located within the MTO's permit control area then the owner must apply to the MTO for a Building and Land Use Permit. Any proposed signage within the MTO's permit control area will require MTO approval and/or permits.

The owner must satisfy all MTO conditions prior to the issuance of a Building Permit by the City. A condition to this effect is included in the recommendation of this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MAY 27, 2014

Item 6, CW Report No. 21 – Page 5

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Lead and Promote Environmental Sustainability

The owner will be incorporating the sustainable site and building features identified in this report.

The proposed development includes bicycle racks, pedestrian connections and walkways. The proposed development also includes a two-stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes native and drought-tolerant plant material to promote water efficiency.

ii. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has advised that they have no objection to the proposed development.

Conclusion

Site Development File DA.13.086 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The Vaughan Planning Department is generally satisfied that the proposed development for an industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Planning Department can support the approval of Site Development File DA.13.086, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and West Building Elevations
6. South and East Building Elevations
7. Conceptual Rendering
8. Pylon Sign

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)



Development Planning Department
Tel: (905) 832-8565 Fax: (905) 832-6080

memorandum

c <u>1</u>
Communication
cw: <u>May 13/14</u>
Item: <u>6</u>

DATE: MAY 9, 2014

TO: HONOURABLE MAYOR AND MEMBERS OF COUNCIL

FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING

RE: COMMUNICATION

ITEM #6, COMMITTEE OF THE WHOLE – MAY 13, 2014
SITE DEVELOPMENT FILE DA.13.086
611428 ONTARIO LIMITED
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

Recommendation

The Commissioner of Planning recommends:

1. THAT the City Clerk be directed to commence road closure procedures pursuant to the Municipal Act for Block 18 on Registered Plan 65M-3966, previously dedicated to the City of Vaughan as a public walkway.
2. THAT Block 18 on Registered Plan 65M-3966 be re-conveyed to the Owner, and that all costs and disbursements associated with said re-conveyance, and an administrative fee of \$1,500, shall be paid by the Owner, pursuant to Section 4.5 of the subdivision agreement associated with File 19T-90018.

Background

The subject lands shown on the attachment to this Communication incorporate the lands municipally known as 133 Milani Boulevard, as well as an existing public walkway block (known as Block 18 on Registered Plan 65M-3966) that was conveyed to the City of Vaughan to be used as a 6.0 m wide public walkway, through the subdivision agreement for File 19T-90018, registered on March 16, 2007 as Plan 65M-3966. The walkway was proposed to be leading from Milani Boulevard through to the open space valley lands (the Rainbow Valley Corridor Trail), to connect Milani Boulevard with a proposed trail system to the south.

Since that time, City staff have confirmed that Block 18 and associated trail system were not feasible due to steep grades and dense existing vegetation in the open space valley lands. Information has been provided by Landscape Planning Limited, which details how the proposed walkway block (Block 18) and trail system would result in a negative environmental impact to the landform, vegetation and habitat of the Rainbow Valley Corridor. In addition, City staff have concern with the long term maintenance and operations costs associated with a walkway and trail due to erosion concerns in the open space valley lands.

Further, as the lands are located within the Toronto and Region Conservation Authority's (TRCA) regulated area, as determined by Ontario Regulation 166/06, TRCA staff were permitted an opportunity to review the matter noted above. TRCA is in agreement with the proposed deletion of the walkway block (Block 18) and the Rainbow Valley Corridor Trail system.

Subdivision Agreement

Section 4.5 of the Subdivision Agreement for Plan of Subdivision File 19T-90018 states that lands conveyed to the City of Vaughan, that are deemed by the City of Vaughan to be no longer required, may be re-conveyed to the Owner, and that all costs and disbursements associated with said re-conveyance shall be paid by the Owner.

As Block 18 is no longer required to be used as a public walkway, the Owner (611428 Ontario Limited) has requested that the entirety of Block 18 be re-conveyed to the adjacent lands to the east, municipally known as 133 Milani Boulevard.

Site Development File DA.13.086

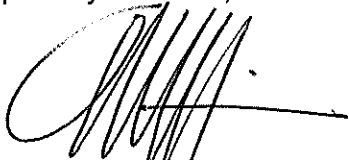
The Owner has submitted Site Development File DA.13.086 to develop the lands municipally known as 133 Milani Boulevard with a 2-storey industrial building. During the review process of File DA.13.086, staff were provided with a revised site plan that included the lands known as Block 18. Staff reviewed the matter; however, the appropriate additional recommendations were not included in the technical report for Site Development approval to ensure the block will be properly re-conveyed to the Owner of 133 Milani Boulevard. The attachment to this Communication has been created to show the location of Block 18 incorporated within the proposed site plan. Staff have no objection to the inclusion of Block 18 within the site plan, subject to the recommendations in this Communication.

Further, through the re-conveyance of Block 18, the Owner has incorporated the block into the development of their lands. While Vaughan Planning staff does not object in principle, staff would like to ensure that a portion of the former walkway block be maintained with an appropriate amount of landscaping along the new property lines, subject to the satisfaction of the Vaughan Planning Department. Planning staff will work with the Owner to finalize the details of the site plan and landscape plan, as identified in the technical report for Site Development File DA.13.086.

Conclusion

Based on the information above, and the fact that the public walkway will no longer serve a formal purpose as the proposed Rainbow Valley Corridor Trail is not feasible and will not be constructed, Planning Staff support the re-conveyance of Block 18 to the adjacent lands to the east, municipally known as 133 Milani Boulevard, subject to the recommendations and comments in this Communication.

Respectfully submitted,



JOHN MACKENZIE
Commissioner of Planning

/dw

Attachment: Site Plan and Walkway Block



Steps of PCA

CITY OF VAUGHAN
WALKWAY
(BLOCK 18, 65M-3966)

CARPOOL PRIORITY
PARKING SPACES (5)

MILANI BOULEVARD

PYLON SIGN

BICYCLE RACK

PROPOSED
1 - STOREY
INDUSTRIAL
BUILDING

OUTLINE OF 2ND
STOREY ABOVE

COVERED
PARKING SPACES

CONCRETE PAD
LOADING AREAS

**5.0m ENVIRONMENTAL
BUFFER**

Subject Lands

Site Plan and Walkway Block

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\OFT\1 ATTACHMENTS\OA\do.13.036a.dwg



Development Planning Department

Attachment

FILE:
DA.13.086

DATE:
May 9, 2014

COMMITTEE OF THE WHOLE MAY 13, 2014

SITE DEVELOPMENT FILE DA.13.086

611428 ONTARIO LIMITED

WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD

Recommendation

The Commissioner of Planning, Interim Director of Planning/Director of Development Planning, and Manager of Development Planning recommend:

1. THAT Site Development File DA.13.086 (611428 Ontario Limited) BE APPROVED, to permit the development of the subject lands with a multi-unit industrial building as shown on Attachments #3 to #8, subject to the following conditions:
 - a) that the Site Plan Letter of Undertaking include the following conditions that must be satisfied prior to the issuance of a Building Permit:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, signage plan, landscape plan and landscape cost estimate;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, and stormwater management report;
 - iii. the Vaughan Public Works Department, Waste Management Division, shall approve the final waste collection design standards submission;
 - iv. the Owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority; and,
 - v. the Owner shall satisfy all conditions and requirements of the Ontario Ministry of Transportation.

Contribution to Sustainability

The application implements the following Goal and Objective of Green Directions Vaughan:

Goal 4: To create a vibrant community where citizens, businesses and visitors thrive

- Objective 4.2: Ensure that the City of Vaughan attracts businesses and investment that will result in well-paying jobs for Vaughan citizens, a sustainable tax base and continuing prosperity into the 21st century

In accordance with the goal and objective identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

- Solar-resistant tinted glass to reduce the required cooling load typically associated with industrial buildings
- The provision of bike racks to provide an alternative mode of transportation, and 5 carpool parking spaces
- Native and drought-resistant plant material is proposed adjacent to the existing valley

Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.13.086 on the subject lands shown on Attachments #1 and #2, to permit the development of a 3,872.5 m² multi-unit industrial building served by 84 parking spaces, as shown on Attachments #3 to #8.

Background - Analysis and Options

Location

The 0.89 ha property is located south of Langstaff Road, west of Regional Road 27, municipally known as 133 Milani Boulevard, in the City of Vaughan. The surrounding land uses are shown on Attachment #2.

Vaughan Official Plan 2010

The subject lands are designated "Prestige Employment" by Vaughan Official Plan 2010 (VOP 2010), which permits industrial uses, including manufacturing, warehousing (but not a retail warehouse), processing, and distribution uses, located within wholly enclosed buildings and which do not require outside storage on the subject lands. The proposed multi-unit industrial building conforms to VOP 2010.

Zoning By-law 1-88

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to Exception 9(1253), which permits employment uses on the subject lands. The proposed industrial building complies with the EM1 Zone requirements of Zoning By-law 1-88.

Site Plan Review

The subject lands shown on Attachments #1 and #2 are irregular in shape and front onto Milani Boulevard. The proposed site plan, shown on Attachment #3, includes a 3,872.5 m² multi-unit industrial building comprised of 10 single-storey industrial units, and a two-storey industrial unit with an accessory mezzanine floor. The proposed industrial building is setback 18.95 m from Milani Boulevard, providing for a 1.5 m wide concrete sidewalk, a 3 m wide landscaped strip, and two rows of parking between the building and the street. Vehicular access to the site is proposed from the two driveways on Milani Boulevard. A pedestrian connection to the building is also proposed to link the building to the future 1.5 m wide concrete sidewalk along Milani Boulevard. A bike rack with 7 bike parking spaces is proposed at the southeast corner of the industrial building. An outdoor amenity area is provided on the roof of the building for employees.

A total of 84 parking spaces are proposed on the subject lands, including 2 barrier-free spaces and 5 carpool priority spaces, as shown on Attachment #3. Ten truck and trailer loading spaces are proposed at the rear of the industrial building. A garbage/refuse room is located in the interior of each of the industrial units, along the south (rear) elevation.

The proposed building elevations are shown on Attachments #5 to #7. The building will be constructed to a maximum height of 12.58 m, creating the appearance of a 3-storey building façade along Milani Boulevard. The building materials consist of parklex façade (a high density laminate timber panel), EIFS (Exterior Insulation Finishing System), glazing, cut limestone, and concrete masonry units. The Planning Department is generally satisfied with the proposed site plan and building elevations and it will continue to work with the owner to finalize the details.

Landscaping

The proposed landscape plan is shown on Attachment #4 and consists of native and drought-tolerant plant material. A 5 m wide landscape strip is proposed along the rear lot line abutting West Rainbow Creek and a 3 m wide landscape strip is proposed along the Milani Boulevard frontage. A pylon sign is proposed to be located at the southeast corner of the subject lands, within the proposed 3 m landscape strip. The details for the proposed pylon sign are shown on Attachment #8. The Planning Department is generally satisfied with the proposed landscaping and signage and will continue to work with the owner to finalize the details.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the application and provides the following comments:

i. Environmental

No further environmental site assessment reports are required.

ii. Development

The stormwater management design for the related subdivision was designed by Condeland Engineering Ltd. and the subject lands were allocated an allowable (controlled) discharge rate based on 180 litres/second/hectare. On-site storage is required for quantity control up to and including the 100-year post development storm event. As such, an existing service manhole (storm) is situated at the property line. The total discharge of 94.44 litres/second (l/s) is less than the established maximum allowable flow of 152 l/s and is acceptable.

The site servicing and grading plans have been red-lined indicating required amendments to the plans. Copies of the red-lined plans have been forwarded to the owner to be addressed on the final plans.

iii. Transportation

The site and landscape plans have been red-lined to indicate additional required pedestrian walkways and the relocation of the barrier-free parking spaces. The owner shall address these comments in their next submission.

Prior to the issuance of a Building Permit, the owner must satisfy all requirements of the Development/Transportation Engineering Department, including the approval of the associated site servicing and grading plans, stormwater management report, and site and landscape plans.

Vaughan Public Works Department (Waste Management Division)

The Vaughan Public Works Department has reviewed the application and has advised that the final site design and floor plan must meet and implement the "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department.

Vaughan Legal Services Department (Real Estate Division)

The Vaughan Legal Services Department, Real Estate Division, has confirmed that cash-in-lieu of parkland dedication is not required as it was paid in-full through the registration of Plan of Subdivision File 19T-90018.

Toronto and Region Conservation Authority (TRCA)

The TRCA advises that the subject lands are located partially within a Regulated Area under Ontario Regulation 166/06, as it is adjacent to the valley corridor of the West Rainbow Creek (a tributary of the Main Humber River). As part of Plan of Subdivision File 19T-90018, limits of the valley were defined and an appropriate buffer was applied. The valley lands and the buffer were placed into public ownership (TRCA). As a portion of the proposed works would be located within the Regulation Limit, a permit will be required from the TRCA under Ontario Regulation 166/06. Further, TRCA staff require an addendum to, or revised, Stormwater Management Report, Servicing Plan, Grading Plan, and Erosion and Sediment Control Plan, to address additional comments provided.

The owner must satisfy all TRCA conditions and comments prior to the issuance of a Building Permit. A condition to this effect is included in the recommendation of this report.

Ministry of Transportation Ontario (MTO)

The MTO has reviewed the application and provides the following comments:

- i. The current site plan does not show the proposed Highway 427 extension. Please resubmit a site plan showing the development in relation to the proposed Highway 427 extension and include all relevant setbacks.
- ii. If the proposed application is located within the MTO's permit control area then the owner must apply to the MTO for a Building and Land Use Permit. Any proposed signage within the MTO's permit control area will require MTO approval and/or permits.

The owner must satisfy all MTO conditions prior to the issuance of a Building Permit by the City. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Lead and Promote Environmental Sustainability

The owner will be incorporating the sustainable site and building features identified in this report.

The proposed development includes bicycle racks, pedestrian connections and walkways. The proposed development also includes a two-stream waste disposal system, which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes native and drought-tolerant plant material to promote water efficiency.

ii. Plan and Manage Growth & Economic Vitality

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The York Region Transportation and Community Planning Department has advised that they have no objection to the proposed development.

Conclusion

Site Development File DA.13.086 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City departments and external public agencies, and the area context. The Vaughan Planning Department is generally satisfied that the proposed development for an industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Planning Department can support the approval of Site Development File DA.13.086, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North and West Building Elevations
6. South and East Building Elevations
7. Conceptual Rendering
8. Pylon Sign

Report prepared by:

Daniel Woolfson, Planner, ext. 8213
Carmela Marrelli, Senior Planner, ext. 8791

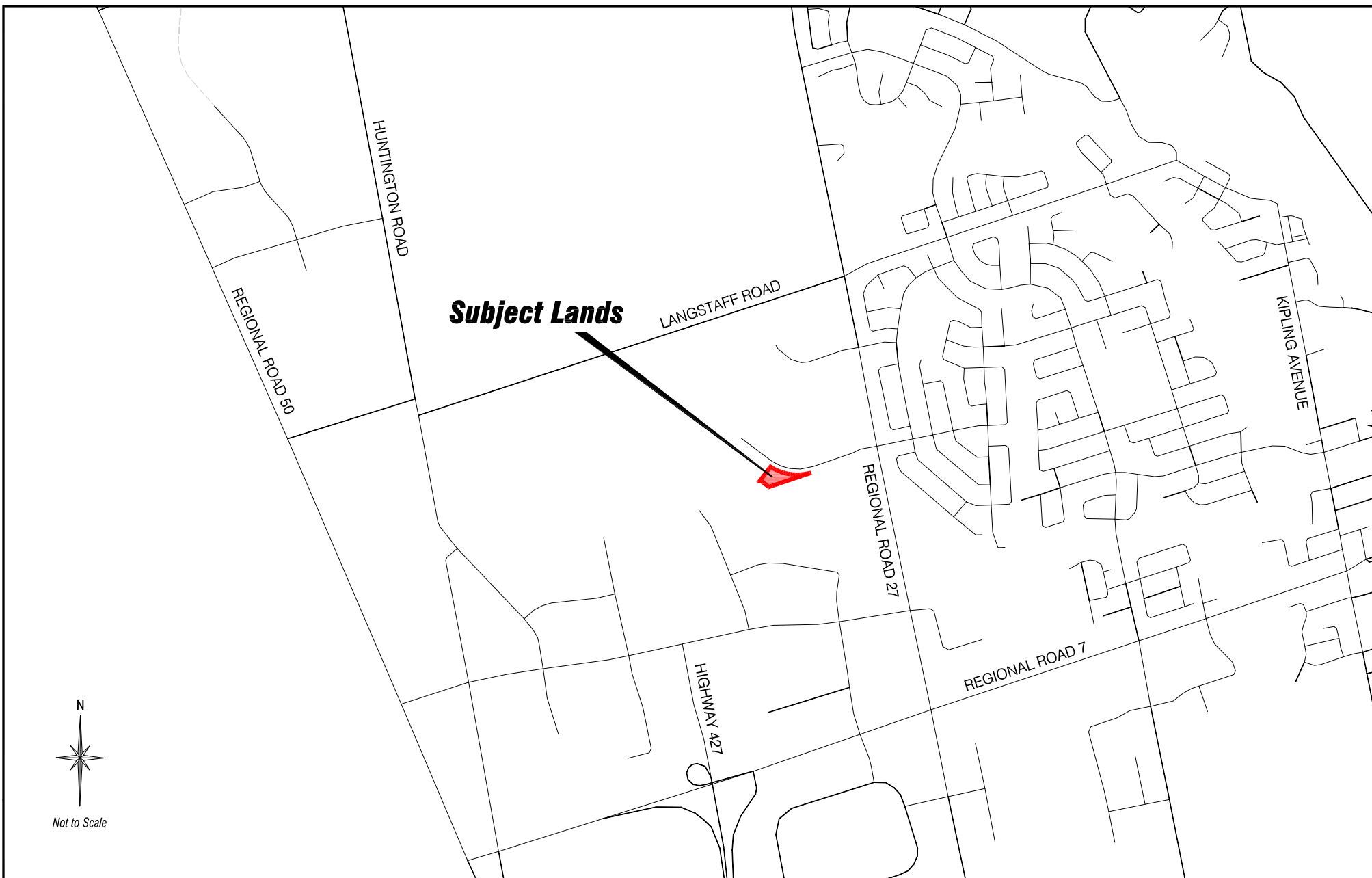
Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Interim Director of Planning, and
Director of Development Planning

MAURO PEVERINI
Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg

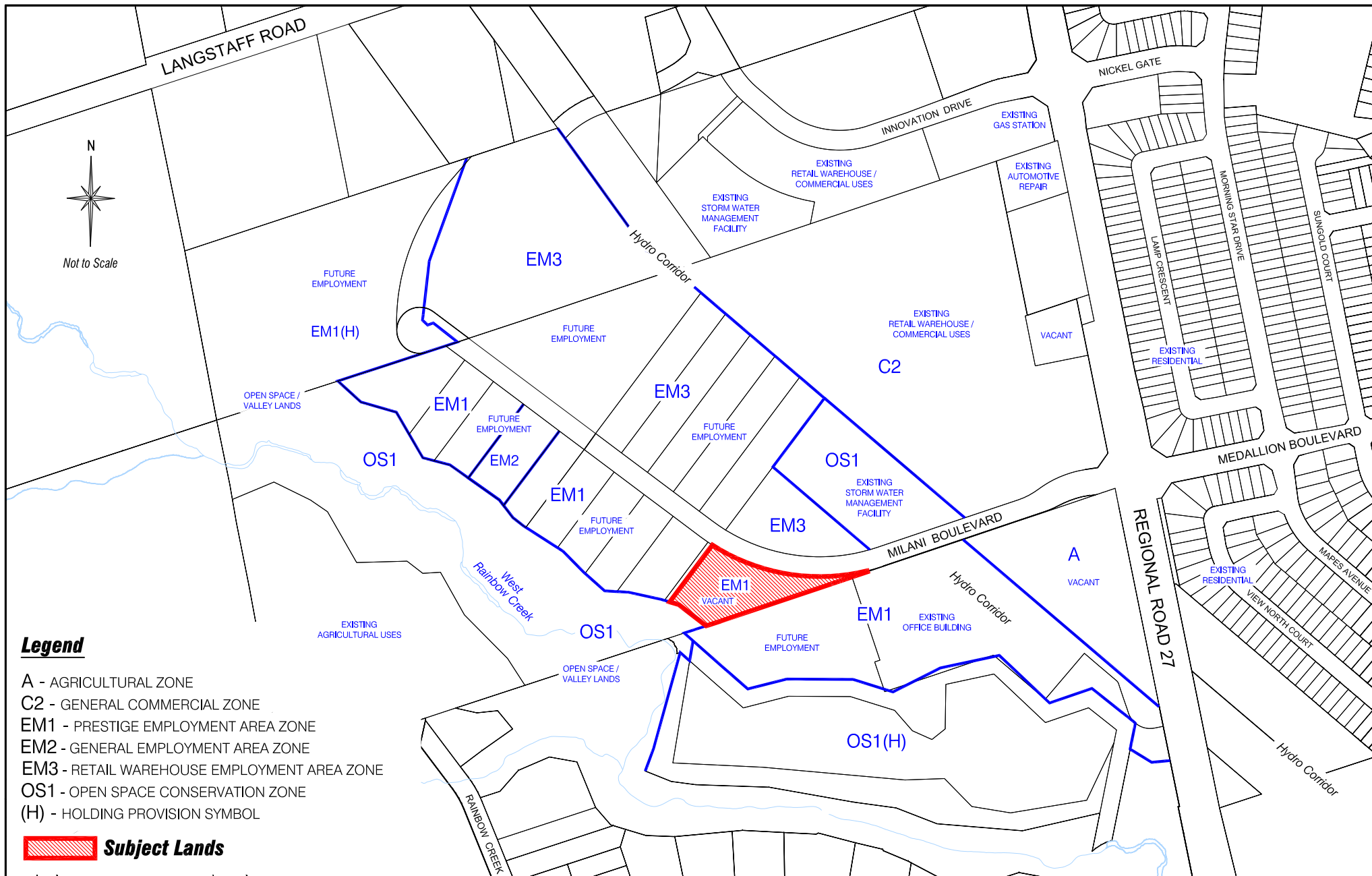


Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

1



Location Map

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\OFT\1 ATTACHMENTS\DA\da.13.086a.dwg

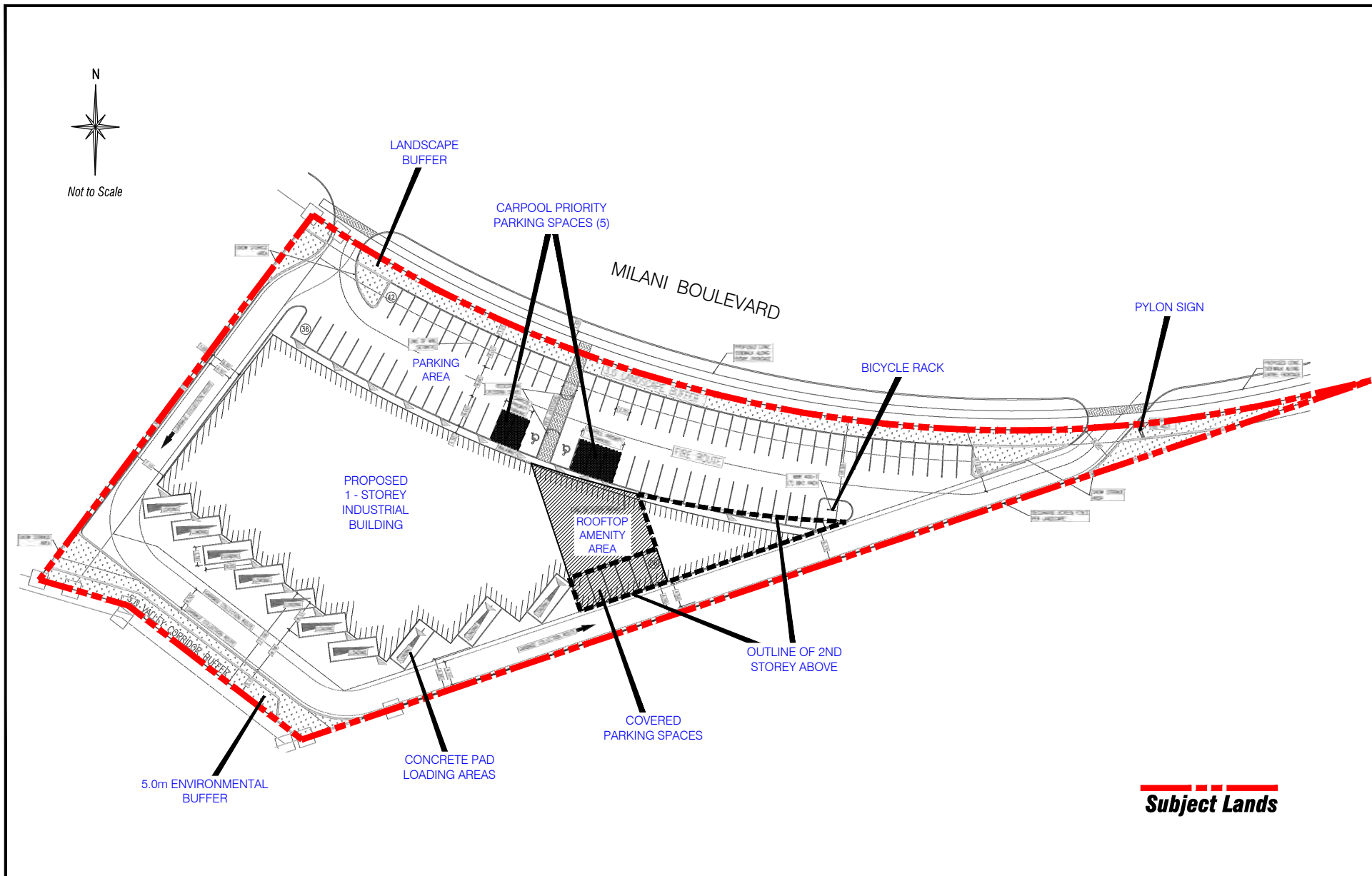


Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

2



Site Plan

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg

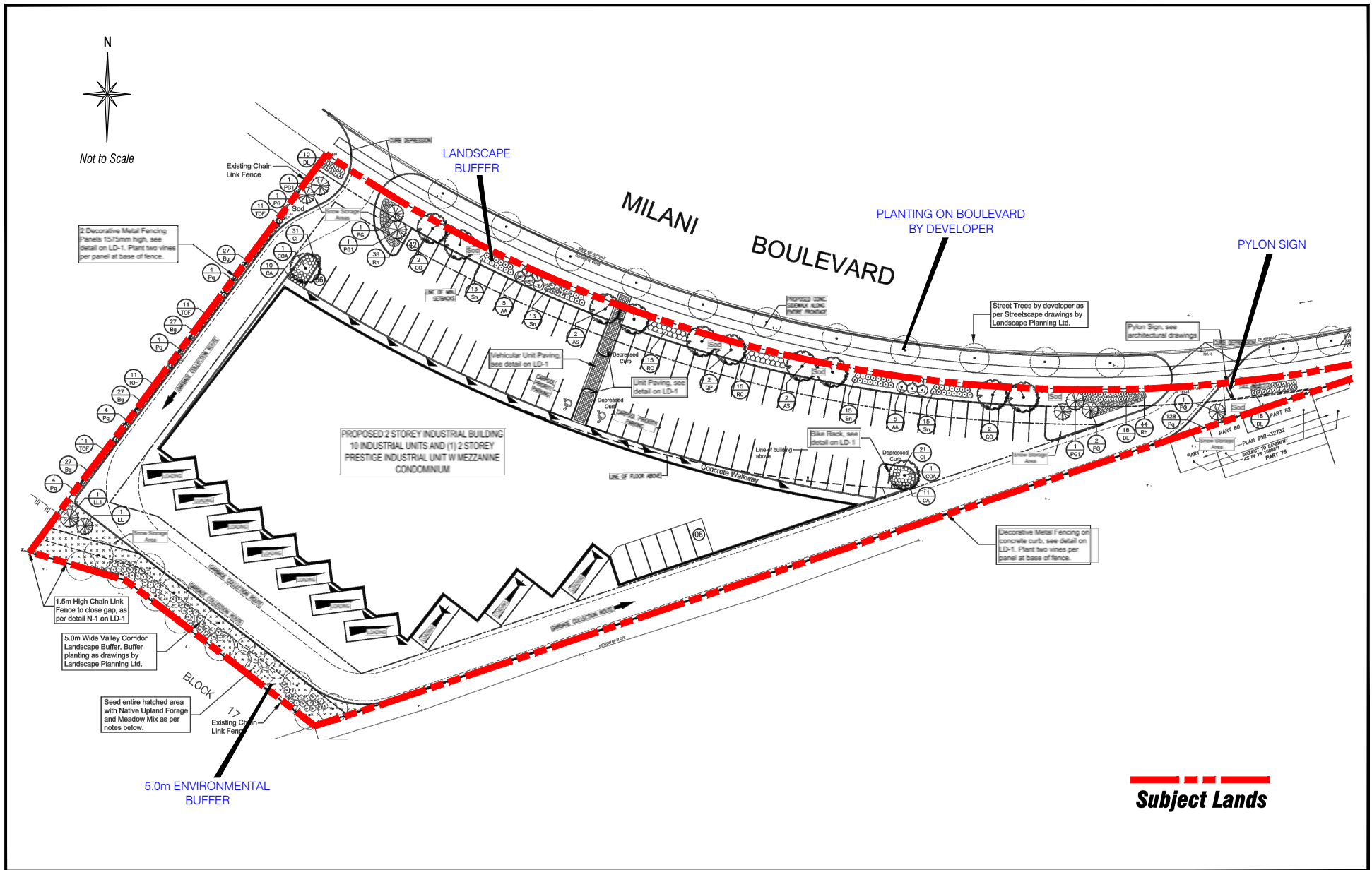


Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

3



Landscape Plan

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg

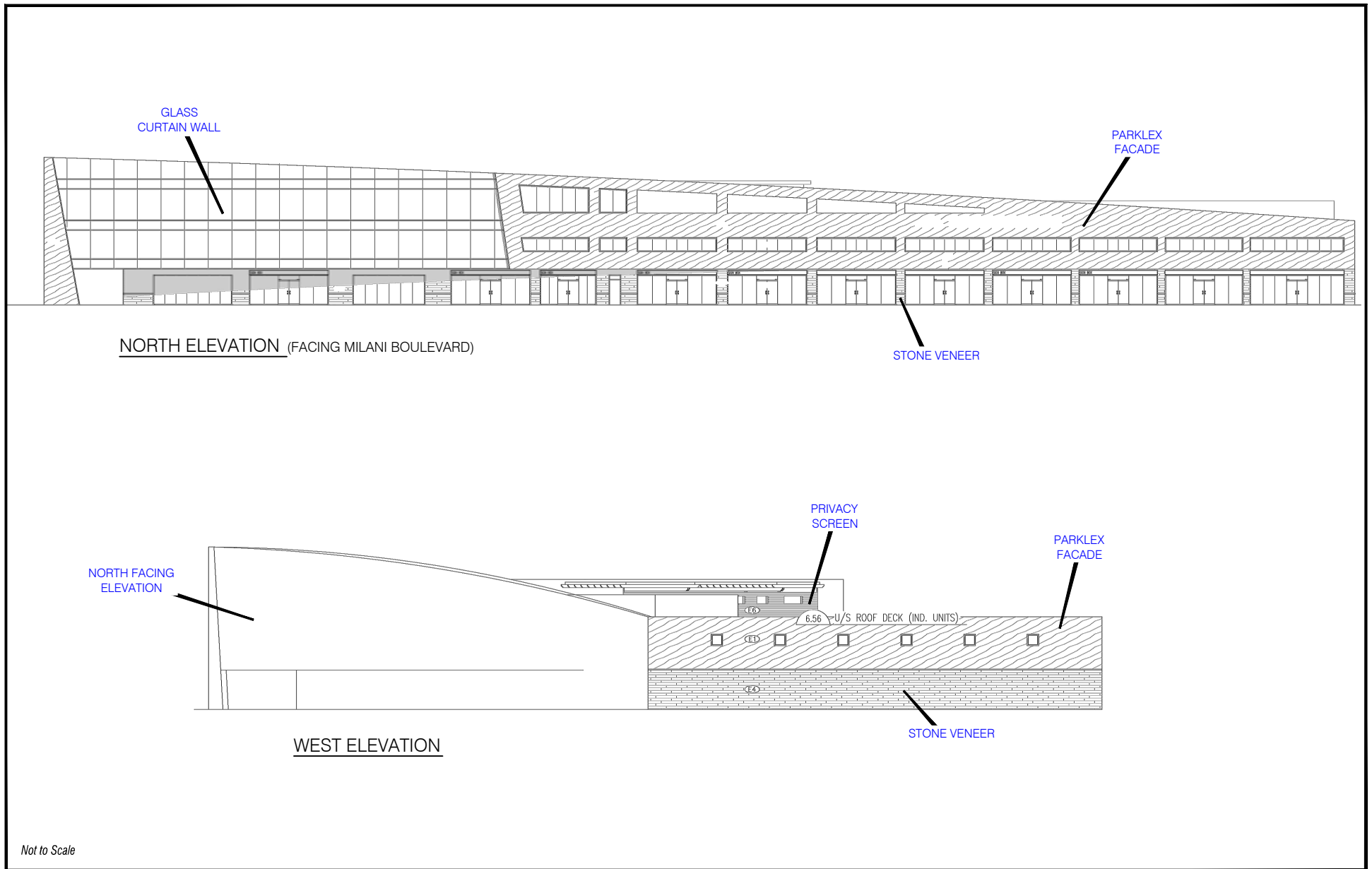


Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

4



North & West Building Elevations

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg

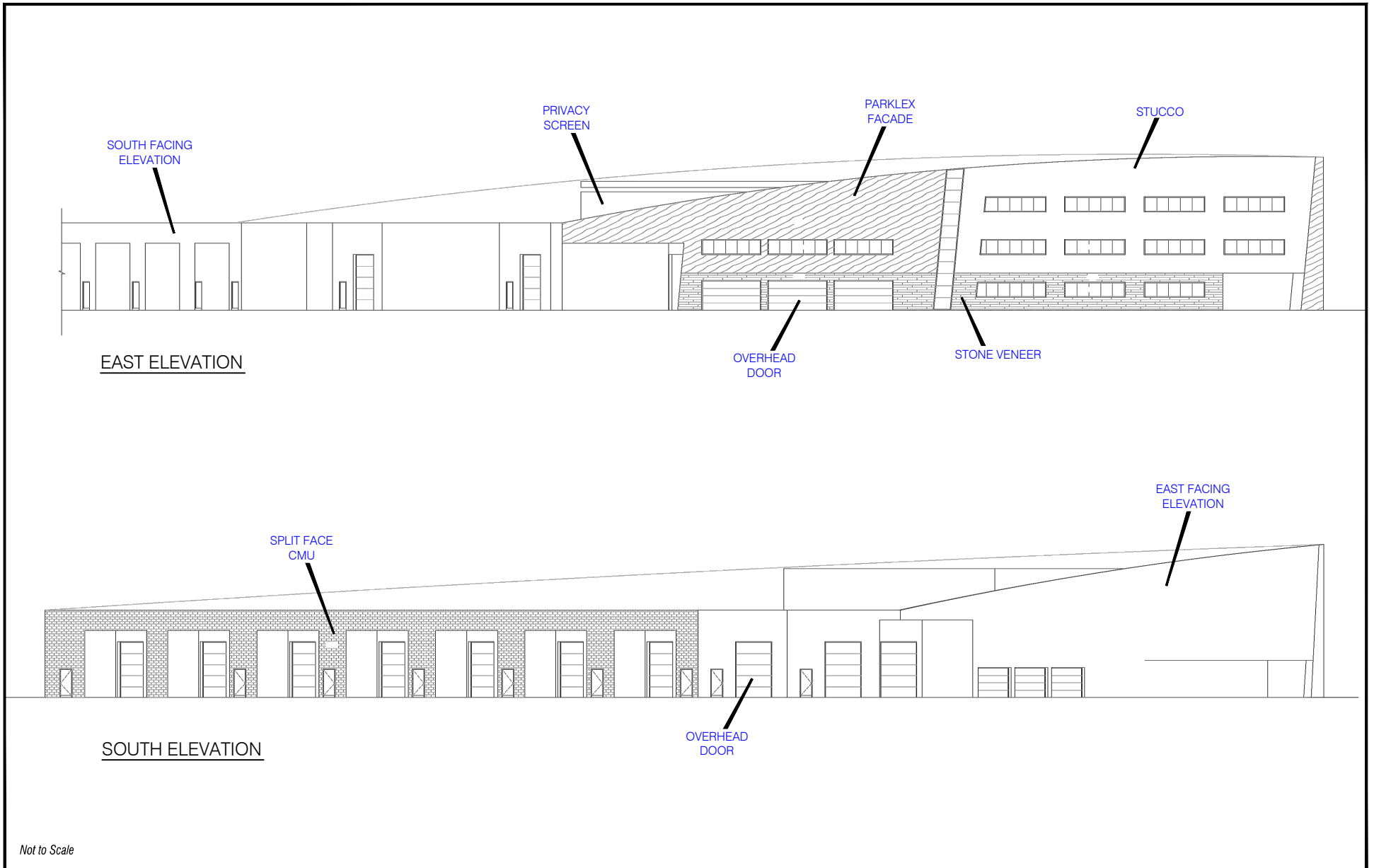


Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

5



South & East Building Elevations

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited

N:\DFT\1 ATTACHMENTS\DA\do.13.086a.dwg



Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

6



VIEW FROM EAST APPROACH

Not to Scale

Conceptual Rendering

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg

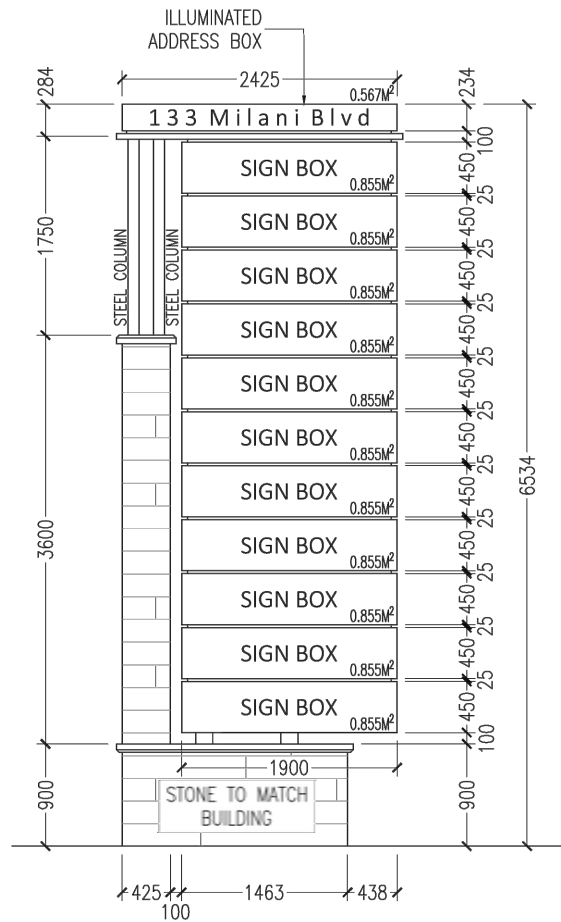


Attachment

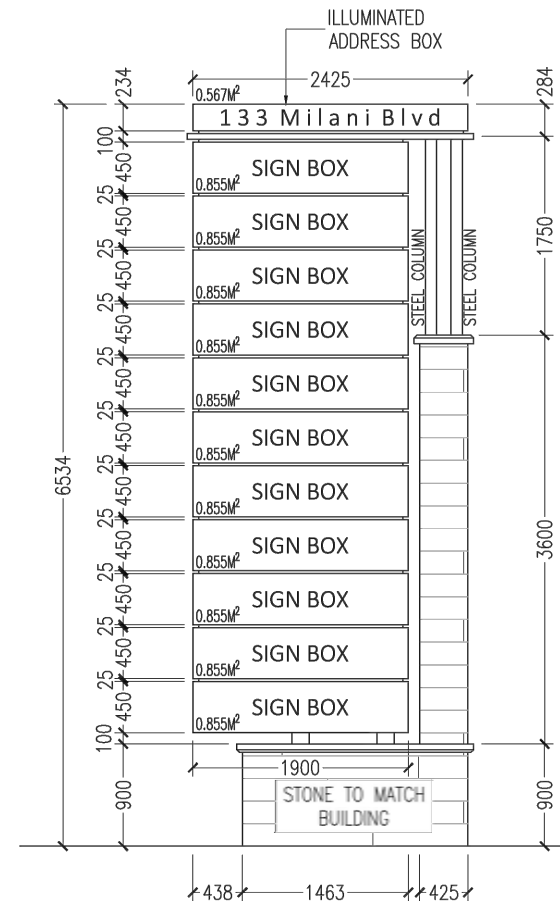
FILE:
DA.13.086

DATE:
April 25, 2014

7



EAST ELEVATION



WEST ELEVATION

Not to Scale

Pylon Sign

LOCATION:
Part of Lot 9, Concession 9

APPLICANT:
611428 Ontario Limited.

N:\DFT\1 ATTACHMENTS\DA\da.13.086a.dwg



Attachment

FILE:
DA.13.086

DATE:
April 25, 2014

8