

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, Report No. 27, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 28, 2016.

13

**SITE DEVELOPMENT FILE DA.16.010
ROYBRIDGE HOLDINGS LIMITED
WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning, dated June 21, 2016, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.010 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a 29,600 sq.m employment building on the subject lands, as shown on Attachments #1 and #2, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Vaughan Development Planning Department shall approve the final site plan, building elevations, landscape plan and landscape cost estimate;
 - ii) the Owner shall revise the Stormwater Management Report and the Erosion and Sediment Control Plan Management Study to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iii) the Owner shall address the site access arrangements to the satisfaction of the Vaughan Development Engineering and Infrastructure Planning Department;
 - iv) the Owner shall satisfy all requirements of the Ministry of Transportation (MTO);
 - v) the Owner shall satisfy all requirements of the Vaughan Environmental Services Department, Waste Management Division;
 - vi) the Owner shall successfully obtain approval of a Minor Variance Application for the required zoning exceptions to Zoning By-law 1-88, as identified in Table 1 of this report, from the Vaughan Committee of Adjustment, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 2

- b) that the Site Plan Letter of Undertaking shall include the following provisions:
- i) The Owner shall obtain a MTO Building and Land Use Permit prior to the commencement of any on-site construction and/or works;
 - ii) The Owner shall pay the following Special Area Development Charges prior to the issuance of a Building Permit:
 - a. Rainbow Creek Drainage Works @ \$2,367/ha;
 - b. Pressure District 5 West Watermain @ \$9,458/ha;
 - iii) Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time;
 - iv) The Owner shall indicate, in words satisfactory to Bell Canada, that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements;
 - v) The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the Vaughan Development Planning Department, Cultural Heritage Division, immediately in case of the following:
 - i. Should archaeological resources be found on the property during construction activities; and,
 - ii. In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services.

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:

- Use of low water consumption plant material (xeriscaping)
- Site features that recognize and promote alternative transportation (bike rings, pedestrian connection to transit node)

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 3

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.16.010 in order to develop the subject lands shown on Attachments #1 and #2 with the construction of a 29,600 sq.m single use employment building, intended for the manufacturing and distribution of custom vinyl extrusion products, as shown on Attachments #3 to #5. The development will be constructed in two phases, as shown on Attachment #6, with Phase 1 comprising 19,386.11 sq.m, and Phase 2 comprising 10,213.89 sq.m.

Background - Analysis and Options

Synopsis:

The Owner is proposing to develop the subject lands, as shown on Attachments #1 and #2, with a 29,600 sq.m single use employment building intended for the manufacturing and distribution of custom vinyl extrusion products, as shown on Attachment #3. The development will be constructed in two phases as shown on Attachment #6, with Phase 1 comprising 19,386.11, and Phase 2 comprising 10,213.89 sq.m. A Minor Variance Application to the Committee of Adjustment is required for relief from the Zoning By-law, as shown in Table 1 of this report, for a reduction in parking supply, rear yard setback, width of the drive aisle located in the west setback and the location of the loading facilities. The Vaughan Development Planning Department supports the approval of the proposed development and variances, as it implements the Vaughan Official Plan (VOP 2010) and is compatible with the surrounding existing and planned land uses.

Location

The 5.42 hectare subject lands are located at the northwest corner of Zenway Boulevard and Rainbow Creek Drive, City of Vaughan, as shown on Attachments #1 and #2. The site was subject to a recently approved consent application which severed the land into two parcels. The northern lot is proposed to be developed under Site Development File DA.16.024. The surrounding land uses are identified on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Employment" and "General Employment" by Vaughan Official Plan (VOP) 2010. The "Prestige Employment" and "General Employment" designations permit an employment building to be used for manufacturing and distribution purposes, and therefore, the proposal conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1134), which permits the proposed employment building. The following Minor Variances to the EM1 Prestige Employment Area Zone standards are required to facilitate the proposed site development:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 4

Table 1:

	Zoning By-law Standard	Zoning By-law 1-88 Requirements of the EM1 Prestige Employment Area Zone	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Minimum Parking Requirement (Building with greater than 3,700 sq.m GFA)	Building (29,600 sq.m) @ 1.5 parking spaces per 100 m ² of GFA = 444 spaces	Building (29,600 sq.m) @ 0.908 parking spaces per 100 m ² = 269 spaces
b.	Rear Yard Setback (North)	12 metres	8.75 metres
c.	Maximum drive aisle width (West)	13.5 metres	18 metres
d.	Location of loading facilities (West)	Loading and unloading facilities shall not be located between a building and a street	The loading and unloading facilities shall be located between a building and a street

a) Minimum Required Parking Spaces

A variance is being sought for the reduction in the number of parking spaces, with a total of 269 spaces, which excludes the 120 spaces located in the MTO setback. The Owner is proposing a total parking supply of 389 parking spaces, including 120 spaces that are located within the 14 metre MTO setback abutting the future Highway 427 extension. Any parking spaces located within the MTO setback cannot be considered as a required parking space, as defined in the Zoning By-law.

A Parking Utilization Study prepared by C.F. Crozier & Associates Ltd., (dated May 2016), has been submitted in support of the application. The parking study analyzed the proposed parking reduction and demonstrated that the proposed employment use can function at a ratio of 0.908 spaces per 100m² of GFA. As noted above, the Parking Utilization Study excludes the 120 spaces located within the 14 metre MTO setback because these parking spaces cannot be considered as required parking.

The Parking Study has been reviewed by the Vaughan DEIP Department and they are satisfied with the proposed parking supply.

b) Rear Yard Setback

The site plan proposes an 8.75m setback to the northern property boundary (considered to be the rear yard for zoning purposes) whereas Zoning By-law 1-88 requires a minimum setback of 12m. The reduced setback is minor in nature and would continue to facilitate an appropriate development. The Vaughan Development Planning Department has no objections to the proposed reduced setback.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 5

c) Maximum Aisle Width

Section 3.9 b) of Zoning By-law 1-88 permits a maximum drive aisle width of 13.5 metres, whereas the applicant is proposing an 18 metre wide drive aisle along the west side of the building. The wider drive aisle width would allow for additional turning space for trucks due to the number of loading spaces that are located in close proximity to the parking spaces. The proposed additional width of the drive aisle to the west of the building is acceptable, and accordingly, the Vaughan Development Planning Department supports this variance.

d) Location of Loading Facilities

Zoning By-law 1-88 does not permit loading facilities to be located between a building and a street. The subject lands abut 3 streets (Highway 427, Zenway Boulevard and Rainbow Creek Drive). The loading facilities are located on the west side of the building, adjacent to the future Highway 427 extension. Due to the configuration of the building and its operational requirements, the location of the loading facilities on the west side of the building is considered to be acceptable, particularly in light of the berm and tree planting to be provided along the west property line and lower grade of the highway in relation to the loading area and lower portion of the silos depicted in the cross-section shown on Attachment #7. Additionally, this variance would ensure that the loading facilities would not face onto and be fully exposed to Rainbow Creek Drive or Zenway Boulevard. Therefore, the minor variance can be supported by the Vaughan Development Planning Department.

e) Future Minor Variance Application

The Owner is required to submit a Minor Variance Application to the Vaughan Committee of Adjustment to seek relief from the provisions of Zoning By-law 1-88 respecting parking supply, a reduced building setback, an increase in driveway aisle width, and the location of the loading facilities. Prior to the execution of the Site Plan Letter of Undertaking, the Owner must successfully obtain the Committee's approval of the application. The Committee's decision shall be final and binding, and the Owner must satisfy all conditions of the Committee. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The Owner is proposing to develop the 5.42 hectare subject lands with a 29,600 sq.m single use employment building intended for the manufacturing and distribution of vinyl extrusion products, as shown on Attachments #3 to #5. The development will be constructed in two phases, as shown on Attachment #6. The site is accessed via three driveways from Rainbow Creek Drive. A total of 389 parking spaces are proposed including 120 parking spaces within the 14 metres MTO setback, and includes 8 accessible parking spaces located around the perimeter of the building. Sidewalks are located along the southern and eastern sides of the building. The Owner has confirmed that snow will be stored within the landscaped areas on the southern and eastern boundaries of the site.

The proposed building is 14.2 metres in height and will be constructed of precast concrete panels, full height glazing panels and aluminum curtain wall frames. There are glazed entrance features located on the southern and eastern elevations. As part of the development, silos are proposed at the west side of the building to be used in conjunction with the manufacturing of the vinyl extrusion products. The silos are constructed of stainless steel and are taller than the building at a height of 26 metres. The applicant has submitted a cross-section, as shown on Attachment #7, to demonstrate there would be a minimal visual impact on the surroundings and the future highway due to the landscaped screening within the berm, the lower grade of the highway and distance from the highway, and the concentrated location of the silos adjacent to the western side of the building.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 6

The landscape plan shown on Attachment #4, consists of the use of local drought resistant and native plant material, and coniferous and deciduous trees and shrubs along the perimeter of the subject lands, and will provide screening for the parking areas. The landscaped berm adjacent to the western boundary will also provide screening to the loading area of the building and lower portion of the silos. Additional landscaping is to be provided within the landscaped berm and the Owner is working with the Vaughan Development Planning Department to finalize the landscape plan.

The Vaughan Development Planning Department is generally satisfied with the proposed development subject to finalizing the details related to the site plan, building elevations and landscape plan, as shown on Attachments #3 to #6. Staff will continue to work with the Owner to finalize these details, including adjusting the south and east sides of the building to allow continuous pedestrian movement along the walkway in the various locations where the building juts out and narrows the walkway width. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

City Departments

a) Vaughan Development Engineering and Infrastructure Planning (DEIP) Department

1. Services

The Vaughan DEIP Department has reviewed the site plan, site servicing and grading drawings, as well as the Functional Servicing and Stormwater Management Reports submitted in support of the application. The Vaughan DEIP Department will continue to work with the Owner to finalize the Site Plan and undertake minor changes to the Stormwater Management Report and Erosion and Sediment Control Plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the recommendation of this report.

2. Site Access

The Owner is proposing three access points on Rainbow Creek Drive, as shown on Attachment #3. In order to ensure safe access and egress to the site, the Owner is required to work with the Transportation Section of the DEIP Department to improve the design of the proposed access(es), with the potential of aligning the access point closest to Zenway Boulevard, with the opposing access on Rainbow Creek Drive. A condition to this effect is included in the recommendation of this report.

b) Vaughan Environmental Services Department - Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has advised they do not have any objections to the proposal, subject to finalizing the waste collection details on the ground floor plan. The internal garbage room is located at the rear of the building, adjacent to the loading docks.

c) Vaughan Financial Planning and Development Finance Department

The Vaughan Financial Planning and Development Finance Department advises that City, York Region, York Regional District School Board and York Catholic District School Board Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 7

d) Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that the Owner has paid the applicable Planning Act requirement for the provision of cash-in-lieu of the dedication of parkland equivalent to 2% at the time of the Consent (severance) application, and therefore, there is no additional payment required.

Ministry of Transportation (MTO)

The subject lands abut the future Highway 427 extension, and are adjacent to the MTO Controlled-Access Highway designated land. Therefore, a 14m setback is applied from the MTO property line. The landscaped berm and 120 parking spaces are proposed to be located within this setback and the MTO has confirmed that these uses can be located within the setback provided that the 120 spaces are not considered as essential parking spaces. The Owner has applied for a minor variance to address the parking deficiency as it relates to the overall parking supply.

As the subject lands are located within the MTO's Permit Control Area, an MTO Building and Land Use Permit is required prior to the commencement of any construction and/works on the site. A condition to this effect is included in the recommendation of this report.

Bell Canada

The application has been reviewed by Bell Canada. Bell Canada has a condition included in the recommendation of the report that requests that the Owner grant any easements to Bell Canada that may be required for communication/telecommunication infrastructure.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This staff report is consistent with the following initiatives set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- i) Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the site development application and has no comments.

Conclusion

Site Development File DA.16.010 has been reviewed in consideration of Vaughan Official Plan 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land uses and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 28, 2016

Item 13, CW Report No. 27 – Page 8

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Phasing Plan
7. Cross-Section of Silos and Future Highway 427

Report prepared by:

Kathryn Moore, Planner, ext. 8813
Clement Messere, Senior Planner, ext. 8409

(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.)

COMMITTEE OF THE WHOLE JUNE 21, 2016

SITE DEVELOPMENT FILE DA.16.010

ROYBRIDGE HOLDINGS LIMITED

WARD 2 - VICINITY OF ZENWAY BOULEVARD AND RAINBOW CREEK DRIVE

Recommendation

The Deputy City Manager, Planning & Growth Management, Director of Development Planning, and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.16.010 (Roybridge Holdings Limited) BE APPROVED, to permit the development of a 29,600 sq.m employment building on the subject lands, as shown on Attachments #1 and #2, subject to the following conditions:
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- Site features that recognize and promote alternative transportation (bike rings, pedestrian connection to transit node)

Economic Impact

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

Communications Plan

N/A

Purpose

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Background - Analysis and Options

Synopsis:

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Location

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Official Plan and Zoning

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Table 1:

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The Parking Study has been reviewed by the Vaughan DEIP Department and they are satisfied with the proposed parking supply.

b) Rear Yard Setback

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c) Maximum Aisle Width

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additional width of the drive aisle to the west of the building is acceptable, and accordingly, the Vaughan Development Planning Department supports this variance.

d) Location of Loading Facilities

Zoning By-law 1-88 does not permit loading facilities to be located between a building and a street. The subject lands abut 3 streets (Highway 427, Zenway Boulevard and Rainbow Creek Drive). The loading facilities are located on the west side of the building, adjacent to the future Highway 427 extension. Due to the configuration of the building and its operational requirements, the location of the loading facilities on the west side of the building is considered to be acceptable, particularly in light of the berm and tree planting to be provided along the west property line and lower grade of the highway in relation to the loading area and lower portion of the silos depicted in the cross-section shown on Attachment #7. Additionally, this variance would ensure that the loading facilities would not face onto and be fully exposed to Rainbow Creek Drive or Zenway Boulevard. Therefore, the minor variance can be supported by the Vaughan Development Planning Department.

e) Future Minor Variance Application

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The proposed building is 14.2 metres in height and will be constructed of precast concrete panels, full height glazing panels and aluminum curtain wall frames. There are glazed entrance features located on the southern and eastern elevations. As part of the development, silos are proposed at the west side of the building to be used in conjunction with the manufacturing of the vinyl extrusion products. The silos are constructed of stainless steel and are taller than the building at a height of 26 metres. The applicant has submitted a cross-section, as shown on Attachment #7, to demonstrate there would be a minimal visual impact on the surroundings and the future highway due to the landscaped screening within the berm, the lower grade of the highway and distance from the highway, and the concentrated location of the silos adjacent to the western side of the building.

The landscape plan shown on Attachment #4, consists of the use of local drought resistant and native plant material, and coniferous and deciduous trees and shrubs along the perimeter of the subject lands, and will provide screening for the parking areas. The landscaped berm adjacent to the western boundary will also provide screening to the loading area of the building and lower portion of the silos. Additional landscaping is to be provided within the landscaped berm and the Owner is working with the Vaughan Development Planning Department to finalize the landscape plan.

The Vaughan Development Planning Department is generally satisfied with the proposed development subject to finalizing the details related to the site plan, building elevations and landscape plan, as shown on Attachments #3 to #6. Staff will continue to work with the Owner to finalize these details, including adjusting the south and east sides of the building to allow continuous pedestrian movement along the walkway in the various locations where the building juts out and narrows the walkway width. Prior to the execution of the Site Plan Letter of Undertaking, the final site plan, building elevations and landscape plan must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

City Departments

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1. Services

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2. Site Access

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b) Vaughan Environmental Services Department - Solid Waste Management Division

The Vaughan Environmental Services Department - Solid Waste Management Division has advised they do not have any objections to the proposal, subject to finalizing the waste collection details on the ground floor plan. The internal garbage room is located at the rear of the building, adjacent to the loading docks.

c) Vaughan Financial Planning and Development Finance Department

The Vaughan Financial Planning and Development Finance Department advises that City, York Region, York Regional District School Board and York Catholic District School Board Development Charges are applicable. A standard clause will be included in the Site Plan Letter of Undertaking to this effect.

d) Vaughan Office of the City Solicitor, Real Estate Department

The Vaughan Real Estate Department has confirmed that the Owner has paid the applicable Planning Act requirement for the provision of cash-in-lieu of the dedication of parkland equivalent to 2% at the time of the Consent (severance) application, and therefore, there is no additional payment required.

Ministry of Transportation (MTO)

The subject lands abut the future Highway 427 extension, and are adjacent to the MTO Controlled-Access Highway designated land. Therefore, a 14m setback is applied from the MTO property line. The landscaped berm and 120 parking spaces are proposed to be located within this setback and the MTO has confirmed that these uses can be located within the setback provided that the 120 spaces are not considered as essential parking spaces. The Owner has applied for a minor variance to address the parking deficiency as it relates to the overall parking supply.

As the subject lands are located within the MTO's Permit Control Area, an MTO Building and Land Use Permit is required prior to the commencement of any construction and/works on the site. A condition to this effect is included in the recommendation of this report.

Bell Canada

The application has been reviewed by Bell Canada. Bell Canada has a condition included in the recommendation of the report that requests that the Owner grant any easements to Bell Canada that may be required for communication/telecommunication infrastructure.

Relationship to Term of Council Service Excellence Strategy Map (2014-2018)

This staff report is consistent with the following initiatives set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- i) Attract investment and create jobs

Regional Implications

The York Region Community Planning and Development Services Department has reviewed the site development application and has no comments.

Conclusion

Site Development File DA.16.010 has been reviewed in consideration of Vaughan Official Plan 2010, Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land uses and the area context. The Vaughan Development Planning Department is satisfied that the proposed development of the subject lands is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Development Planning Department can support the approval of the Site Development Application, subject to the recommendations in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Phasing Plan
7. Cross-Section of Silos and Future Highway 427

Report prepared by:

Kathryn Moore, Planner, ext. 8813
Clement Messere, Senior Planner, ext. 8409

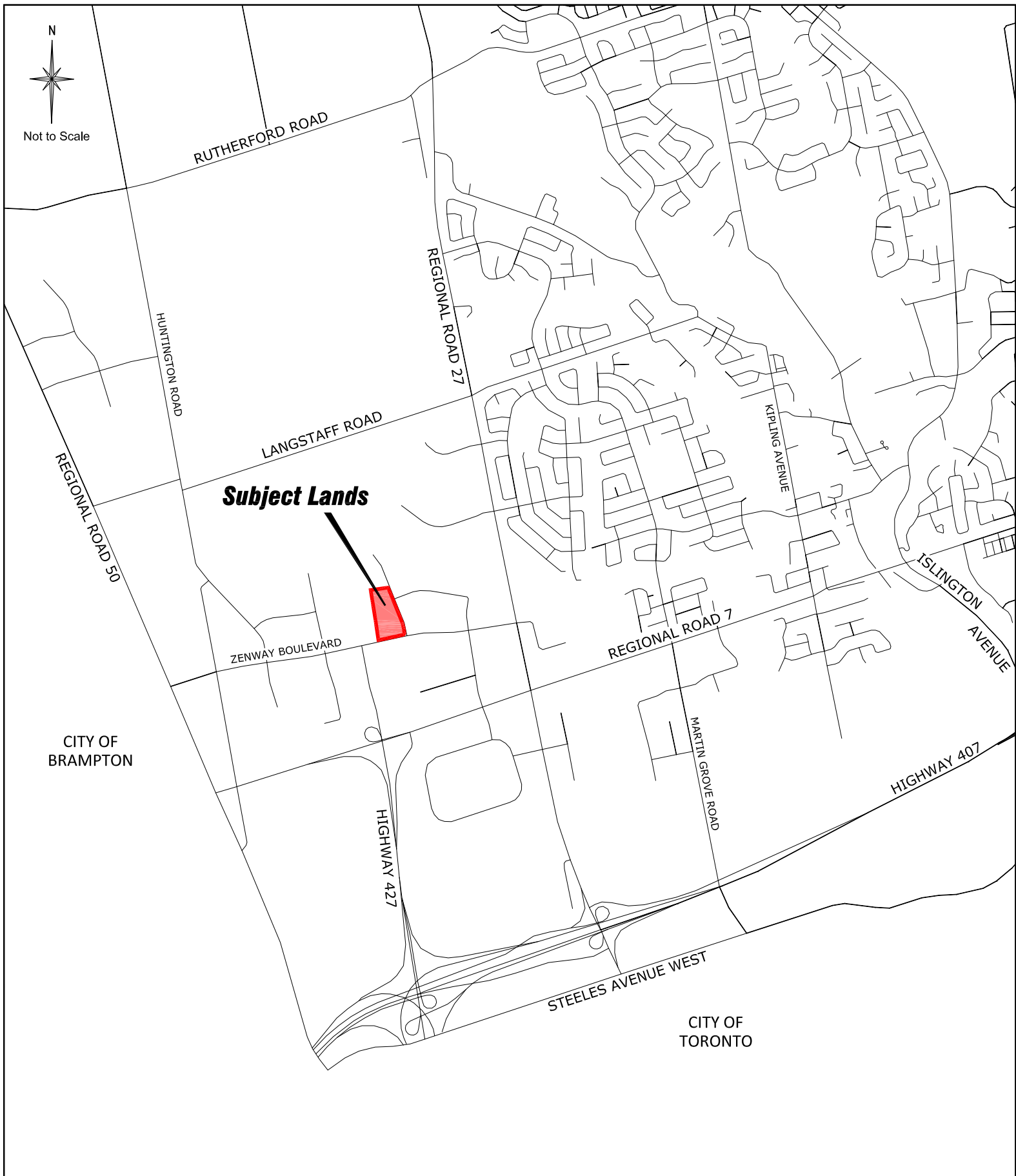
Respectfully submitted,

JOHN MACKENZIE
Deputy City Manager,
Planning & Growth Management

GRANT UYEYAMA
Director of Development Planning

BILL KIRU
Senior Manager of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lots 7 & 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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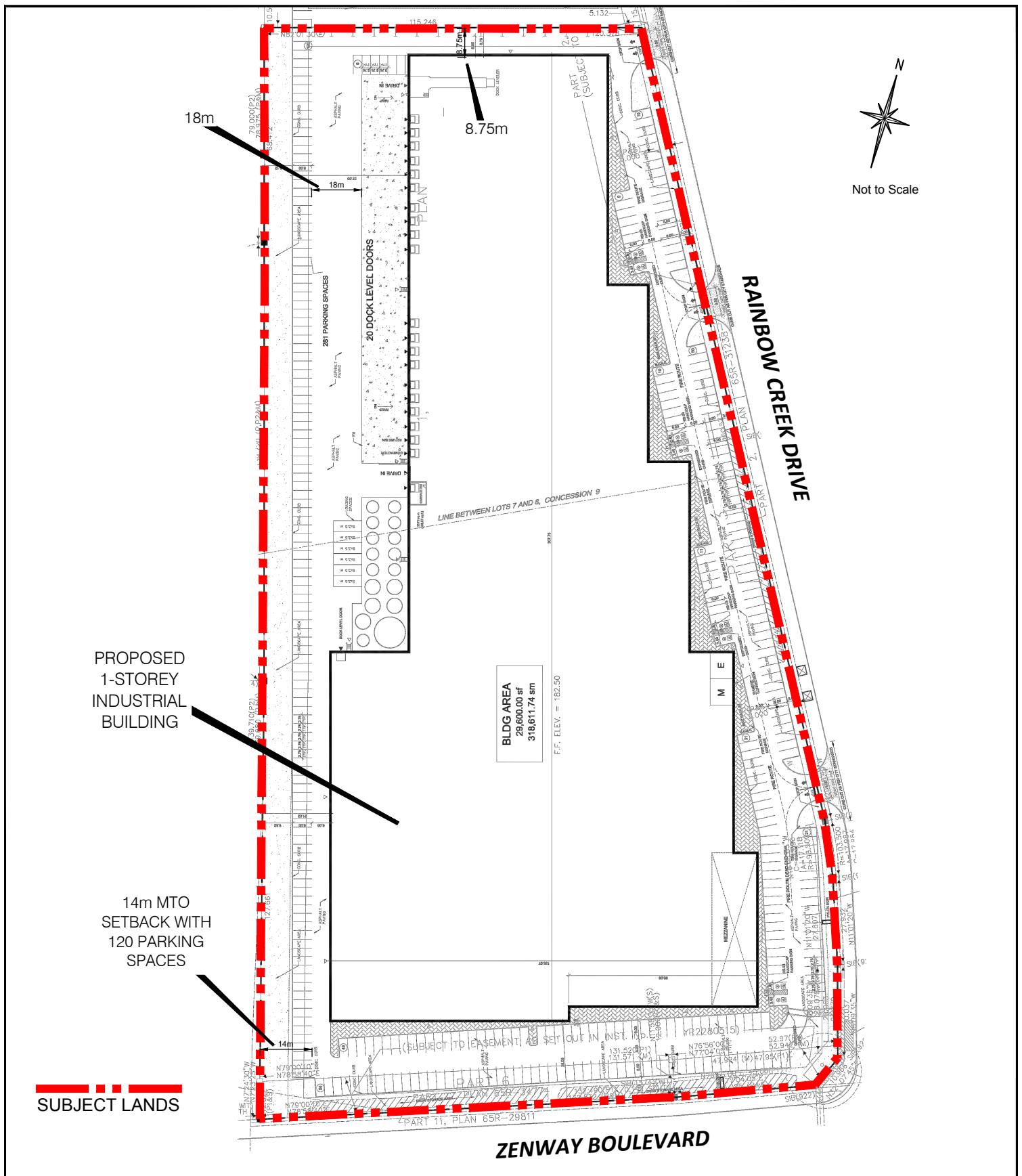


Attachment

FILE:
DA.16.010

DATE:
June 21, 2016

1



Site Plan

LOCATION:
Part of Lots 7 & 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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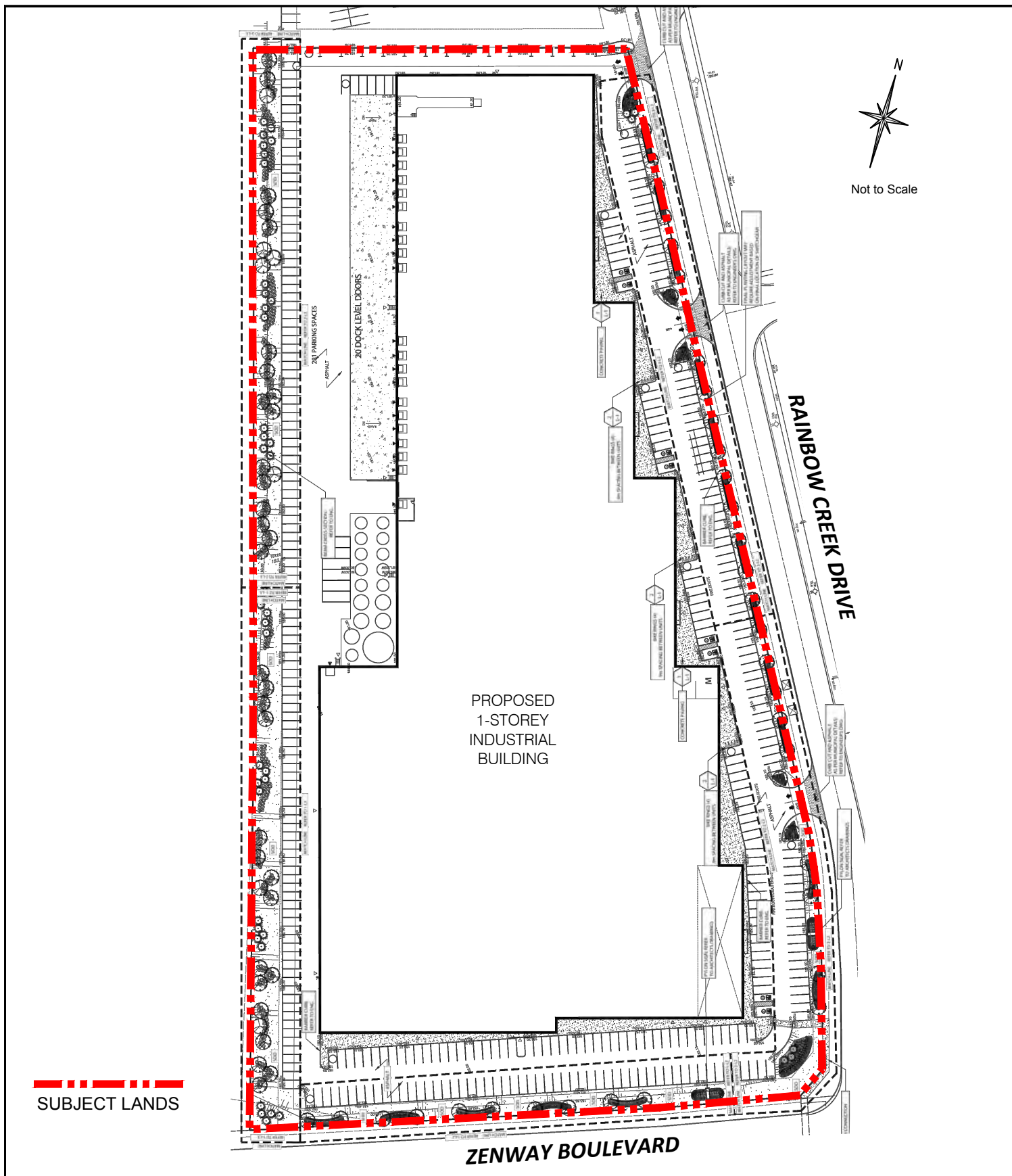


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DA.16.010

DATE:
June 21, 2016

3



Landscape Plan

LOCATION:
Part of Lots 7 & 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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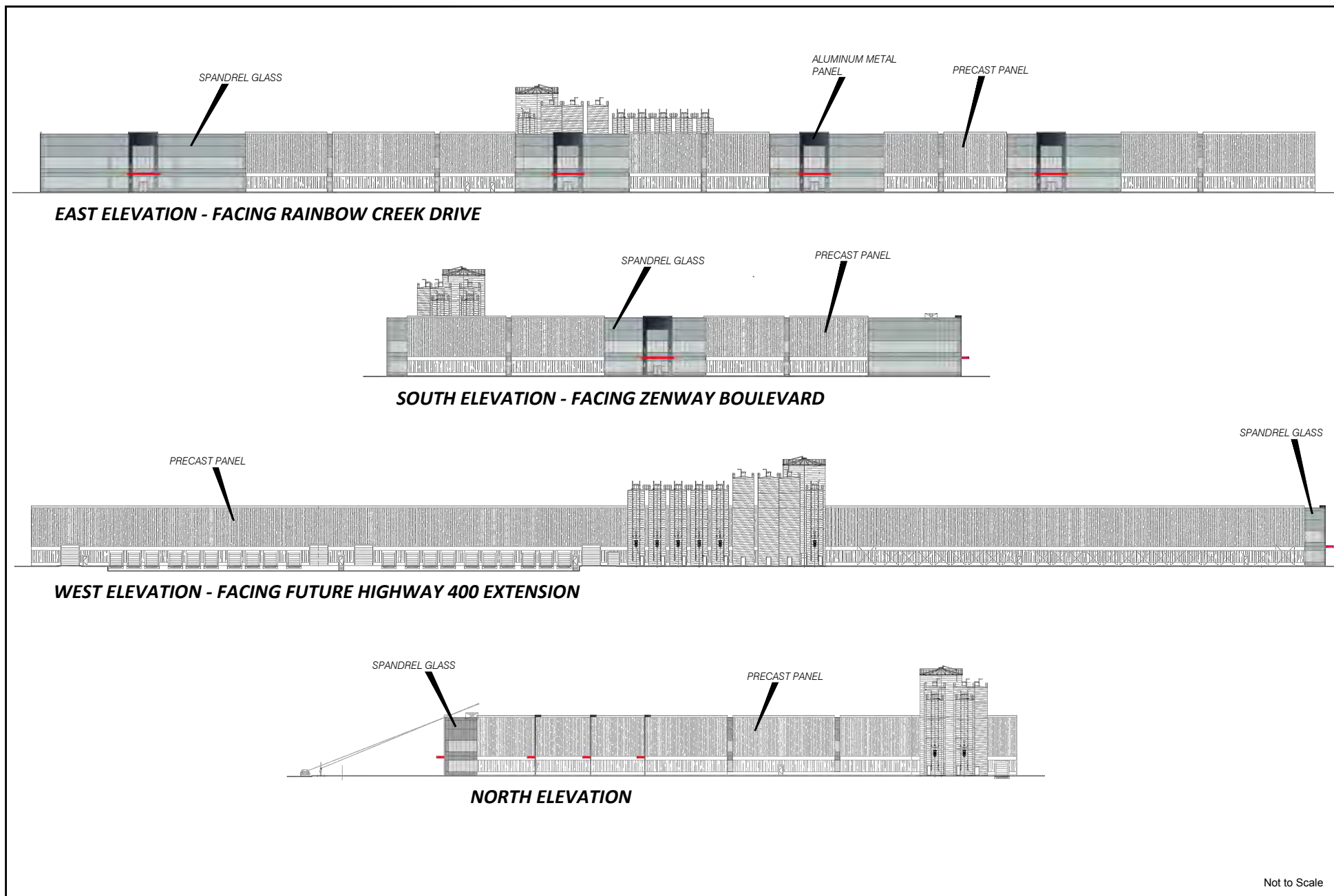


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DA.16.010

DATE:
June 21, 2016

4



Elevation Plan

LOCATION:
Part of Lots 7 & 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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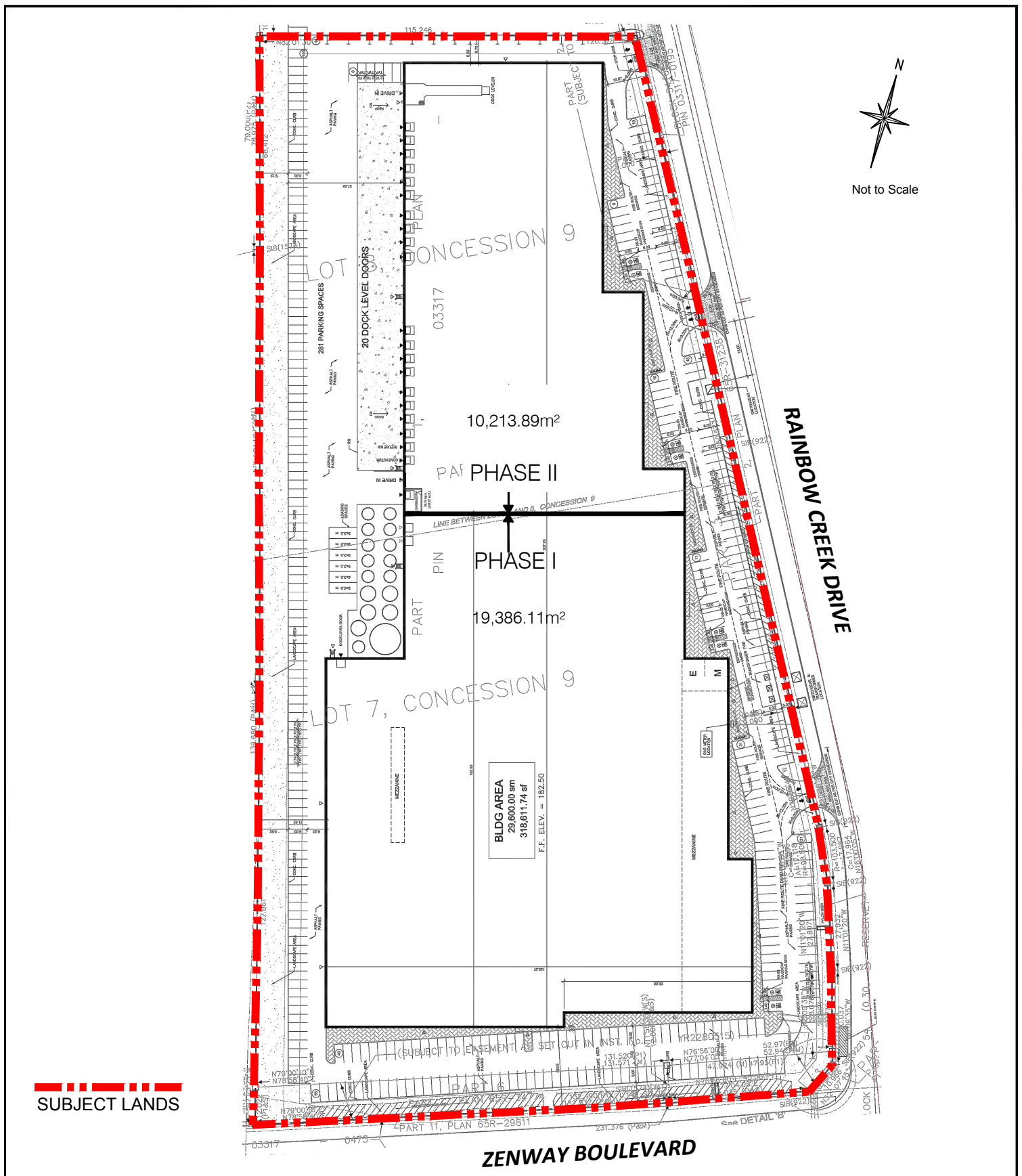


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DA.16.010

DATE:
June 21, 2016

5



Phasing Plan

LOCATION:
Part of Lots 7 & 8, Concession 9

APPLICANT:
Roybridge Holdings Limited

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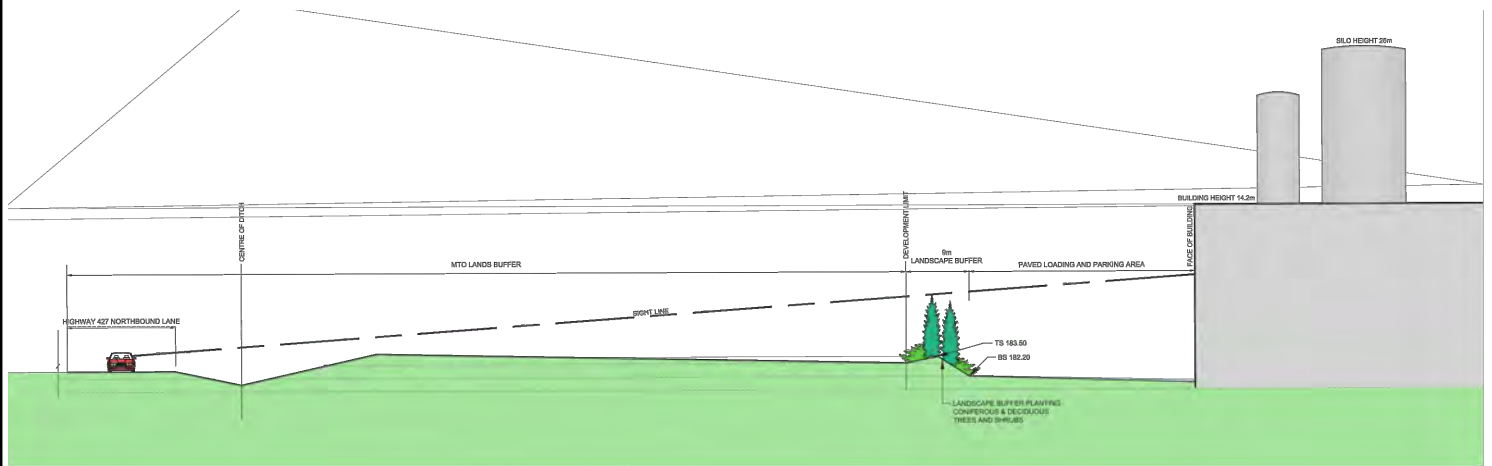


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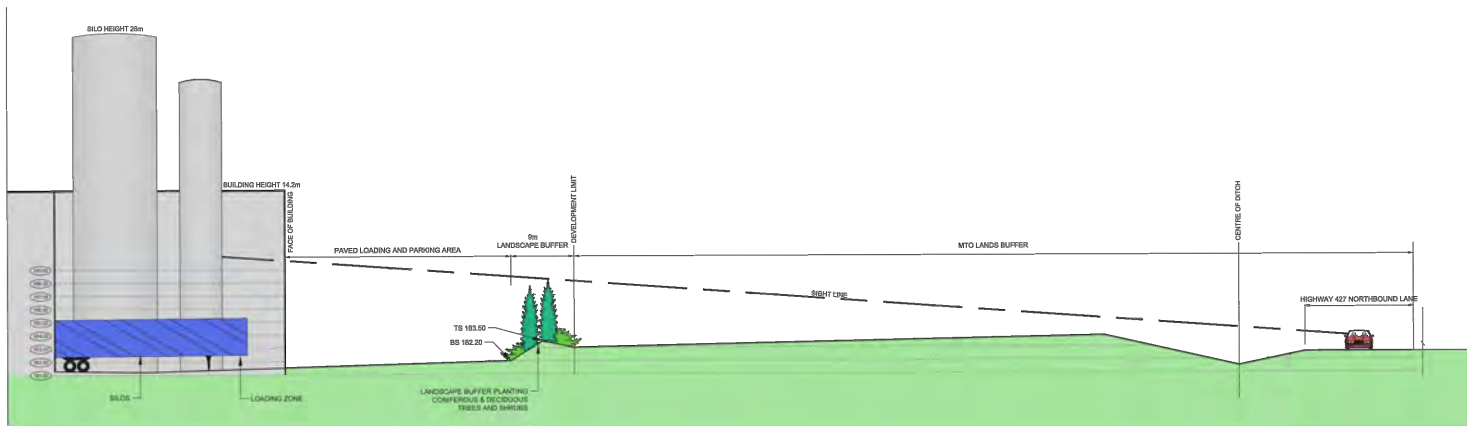
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June 21, 2016

6



SECTION ELEVATION - LOOKING NORTH



SECTION ELEVATION - LOOKING SOUTH

Not to Scale

Cross-Section of Silos & Future Highway 427

APPLICANT: Roybridge Holdings Limited
LOCATION: Part of Lots 7 & 8, Concession 9



Attachment

FILE:
DA.16.010

DATE:
June 21, 2016

7