

## **COMMITTEE OF THE WHOLE – MAY 22, 2001**

**SITE DEVELOPMENT APPLICATION  
TILZEN HOLDINGS LTD.  
FILE: DA.01.029**

### **Recommendation**

The Commissioner of Planning & Urban Design recommends:

THAT the building elevations for Site Plan Application DA.01.029 (Tilzen Holdings Ltd.) BE APPROVED.

### **Purpose**

On April 4, 2001, the Owner submitted a Site Development Application for a one-storey, 11,186.9 m<sup>2</sup> industrial building, located on the northerly 3.04 ha of a larger 6.65 ha property. This portion of the subject lands is situated behind the adjacent property to the west (Lutheran Church and Cemetery) but part of the main elevation will be visible from Keele Street.

### **Background – Analysis and Options**

#### **Location**

- East side of Keele Street, north of Langstaff Road
- Part 7 of Reference Plan 65R-21817 (8775 Keele Street)
- Part of Lot 12, Concession 3, City of Vaughan

#### **Building Design**

The proposed building is 9 m in height to a flat roof, with a parapet wall proposed on the north and south elevations, which slightly extends the height of the roof-line. The building consists of grey pre-cast concrete, with a ribbed finish. As an accent feature, two white horizontal pre-cast bands with a contrasting smooth finish are provided along the top portion of the building on all four elevations. Additional accent treatment on the north and south elevations include surface-mounted, single-glazed windows in pre-finished aluminum frames, with smooth horizontal white pre-cast bands on either side. The east elevation (rear) includes 11 grey loading doors, which are not visible from Keele Street.

The west elevation facing Keele Street, includes an office component on the south half, consisting of grey-tinted and grey reflective windows and doors. Accent treatment, above and below the top row of glass, include horizontal white pre-cast panels with a smooth finish. The north half of this elevation consists of 10 grey loading doors, with the area above accented with surface mounted windows and horizontal white pre-cast bands.

#### **Screening of Loading Area**

To ensure the loading area on the west elevation is screened from view of Keele Street, the following landscape treatment will be provided:

- a 9 m wide landscaped berm opposite the loading area, and adjacent to the rear lot line of the church and cemetery property;
- a 6.2 m wide landscape strip along the northerly portion of the access driveway adjacent to the cemetery; and,
- a 5 metre wide landscaped berm directly south of the loading area.



The landscape strips will consist of densely-planted, 1.8 m high coniferous trees and shrubs, which will provide sufficient screening of the loading area.

### **Conclusion**

Staff are satisfied with the building elevations. Should the Committee concur, the recommendation in this report can be adopted.

### **Attachments**

1. Location Map
2. Site Plan
3. Elevations
4. Cross Sections

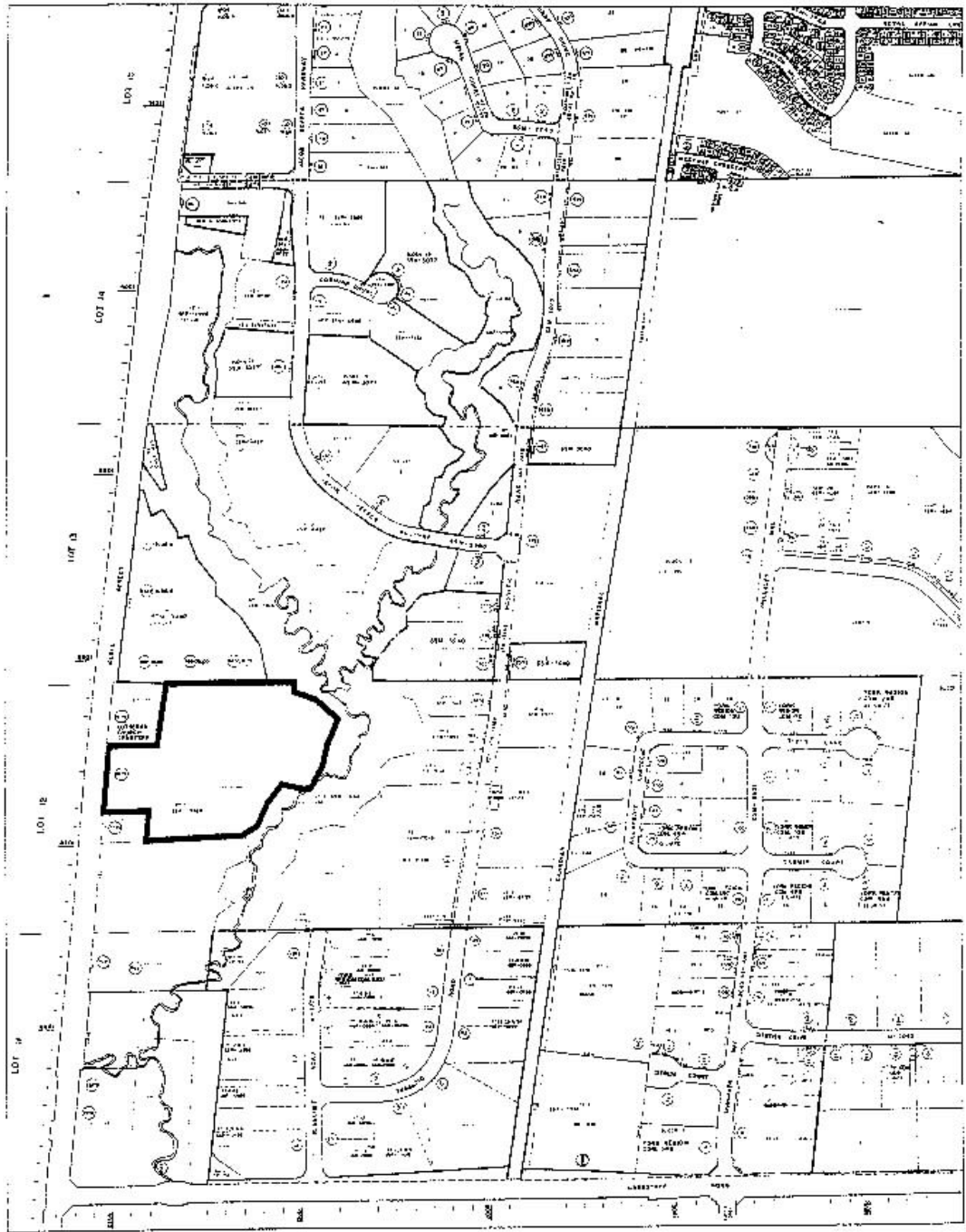
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Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning & Urban Design

JOANNE R. ARBOUR  
Director of Community Planning

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ATTACHMENT "1"  
LOCATION MAP

FILE #	REPORT #
DA.01.029	LOCATION: PT. LOT 12, CONC.3

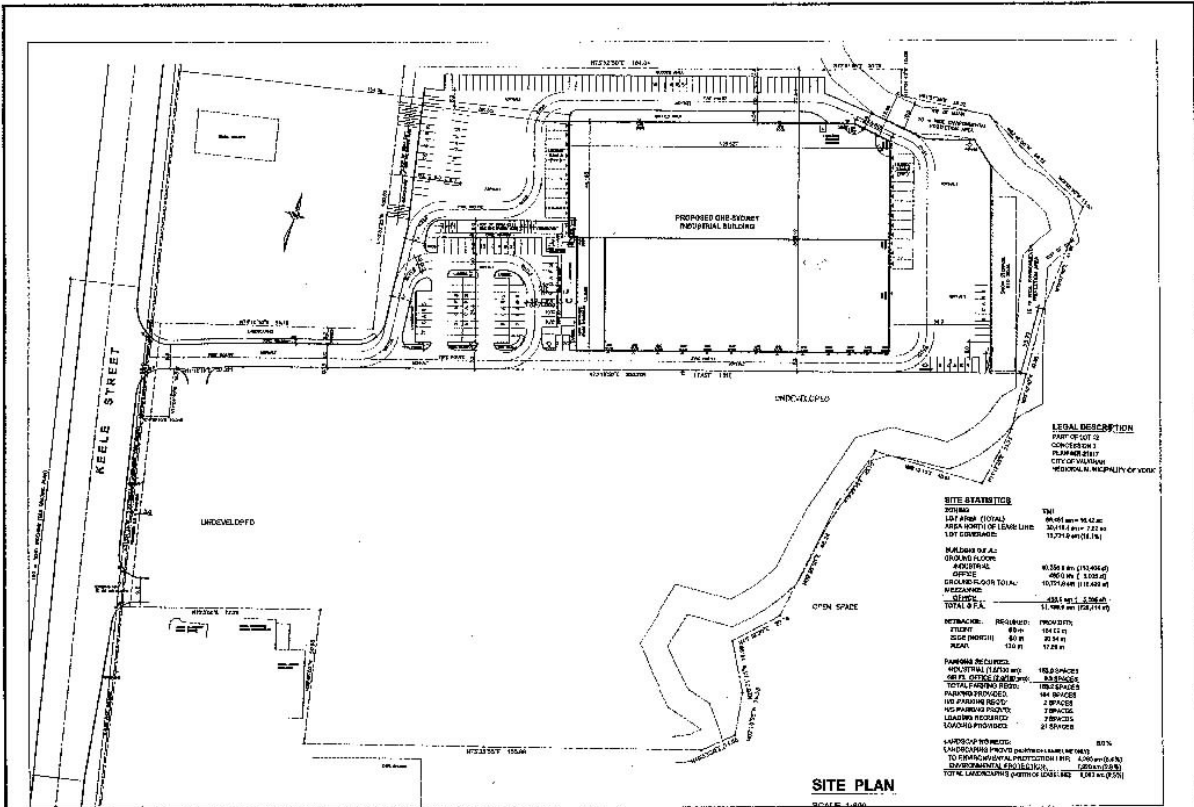


SUBJECT LANDS

CITY OF VAUGHAN  
PLANNING DEPARTMENT

APPLICANT:  
TILZEN HOLDINGS LTD.

DATE: 01/04/20  
SCALE: NOT TO SCALE



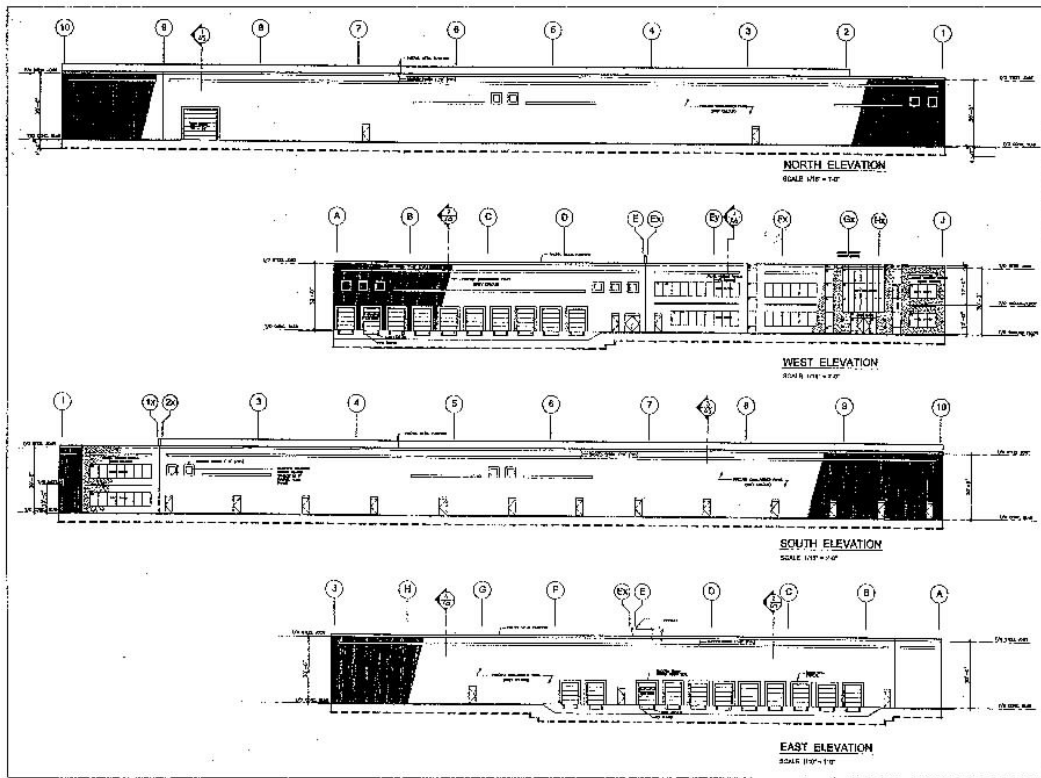
**LEGAL DESCRIPTION**  
 PART OF LOT 12  
 CONCRETE 1  
 PLANNED UNIT  
 CITY OF VAUGHAN  
 MEDICAL & RECREATION OF VOUCHER

**SITE STATISTICS**

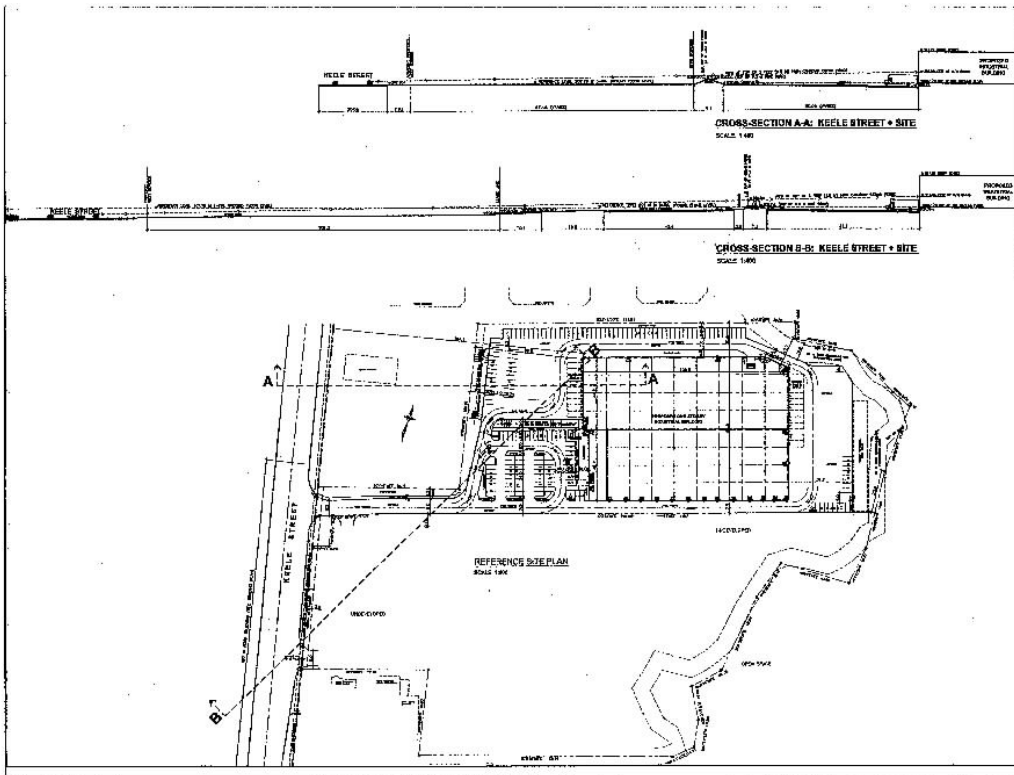
zoning	URM
lot area (total)	89,461 sqm = 14.12 ha
area north of LEAVE LINE	30,418 sqm = 7.52 ha
lot coverage	13,778 sqm (15.1%)
<b>RAISED OR A1:</b>	
ground floor	4,350 sqm (11.48%)
second floor	4,650 sqm (11.88%)
ground floor total	10,778 sqm (11.88%)
maximum	4,650 sqm (11.88%)
total g.f.a.	11,778 sqm (13.27%)
<b>RETAINING:</b>	
required	100.00%
provided	100.00%
total	100.00%
size (meters)	80 m
area	110 m <sup>2</sup>
<b>PARKING REQUIRED:</b>	
hospital (1.1 per 100)	180 SPACES
all other (0.5 per 100)	90 SPACES
total parking req'd	270 SPACES
parking provided	270 SPACES
net parking req'd	0 SPACES
net parking provided	270 SPACES
loading required	2 SPACES
loading provided	2 SPACES
<b>LANDSCAPING REQ'D:</b>	
landscaping req'd (per 1000 sqm)	85%
to provide minimal protection (1000 sqm)	2,000 sqm (2.23%)
environmental (1000 sqm)	2,000 sqm (2.23%)
total landscaping (per 1000 sqm)	4,000 sqm (4.46%)

**SITE PLAN**  
 SCALE: 1:500

ATTACHMENT "2" SITE PLAN	FILE #:	REPORT #:	DATE: 01/04/20
	DA.01.029	LOCATION: PT. LOT 12, CONC.3	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: TILZEN HOLDINGS LTD.	



ATTACHMENT "3" ELEVATIONS	FILE #: DA.01.029	REPORT #: LOCATION: PT. LOT 12, CONC.3	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: TILZEN HOLDINGS LTD.	DATE: 01/04/20 SCALE: NOT TO SCALE
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ATTACHMENT "2" CROSS SECTIONS	FILE #:	REPORT #:	DATE: 01/04/20
	DA.01.029	LOCATION: P1, LOT 12, CONC.3	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: TILZEN HOLDINGS LTD.