

SITE DEVELOPMENT FILE DA.01.095
8000 KEELE STREET HOLDINGS

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Plan Application DA.01.095 (8000 Keele Street Holdings) BE APPROVED.

Purpose

On December 21, 2001, the Owner submitted a Site Development Application for a 9,909m², rectangular-shaped industrial building, on a 2.15ha site.

Background - Analysis and Options

The subject lands are located on the west side of Keele Street, north of Regional Road #7, being Part 2 on Reference Plan 65R-24236, in Lots 7 and 8, Concession 4, City of Vaughan.

The main elevation faces east and contains the office component of the building, which also wraps around a portion of the north elevation. This facade is comprised of green-tinted glass and white sandblasted pre-cast concrete panels. The front-entrance vestibule incorporates metal framing with clear and opaque striped glass. The warehouse portion of the east elevation consists of white-ribbed pre-cast concrete, with a horizontal smooth-finished band that runs through the mid-portion of the elevation. A 12m long retaining wall extends out from the east elevation wall, and is constructed of the same material. Roof-top mechanical units are screened from view using pre-finished metal screens.

The north, south and west elevations consist of the same white-ribbed architectural precast concrete panels, with a horizontal break to provide accent to the upper and lower portions of the wall. Glass windows are also provided on each of the elevations to further accentuate the façade. Eleven loading spaces and 2 customer service loading spaces are provided at the rear of the building.

Conclusion

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

Attachments

1. Location Map
2. Site Plan
3. Elevations

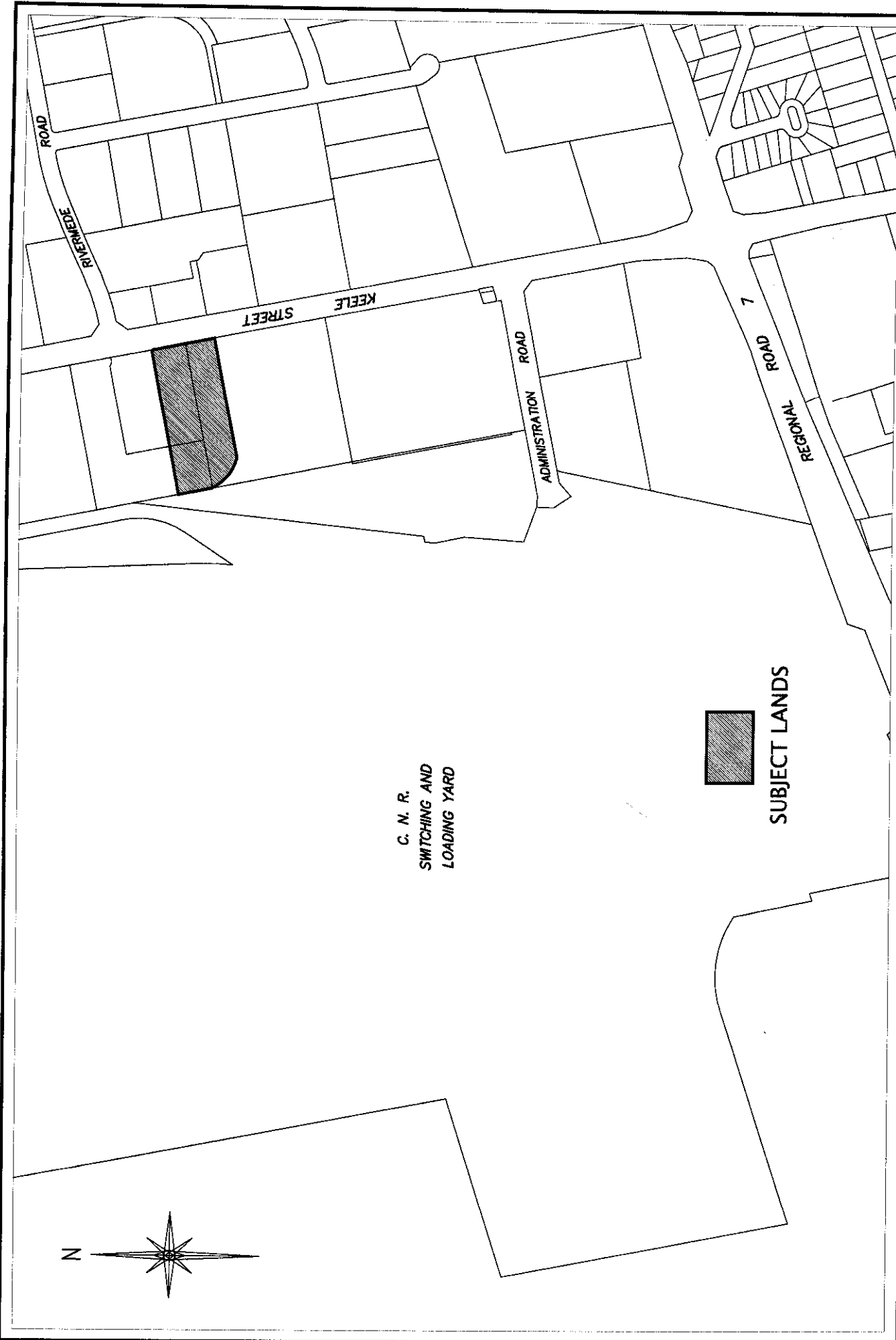
Report prepared by:

Mark H. Kluge, Planner, ext. 8216
Grant A. Uyeyama, Senior Planner, ext. 8635

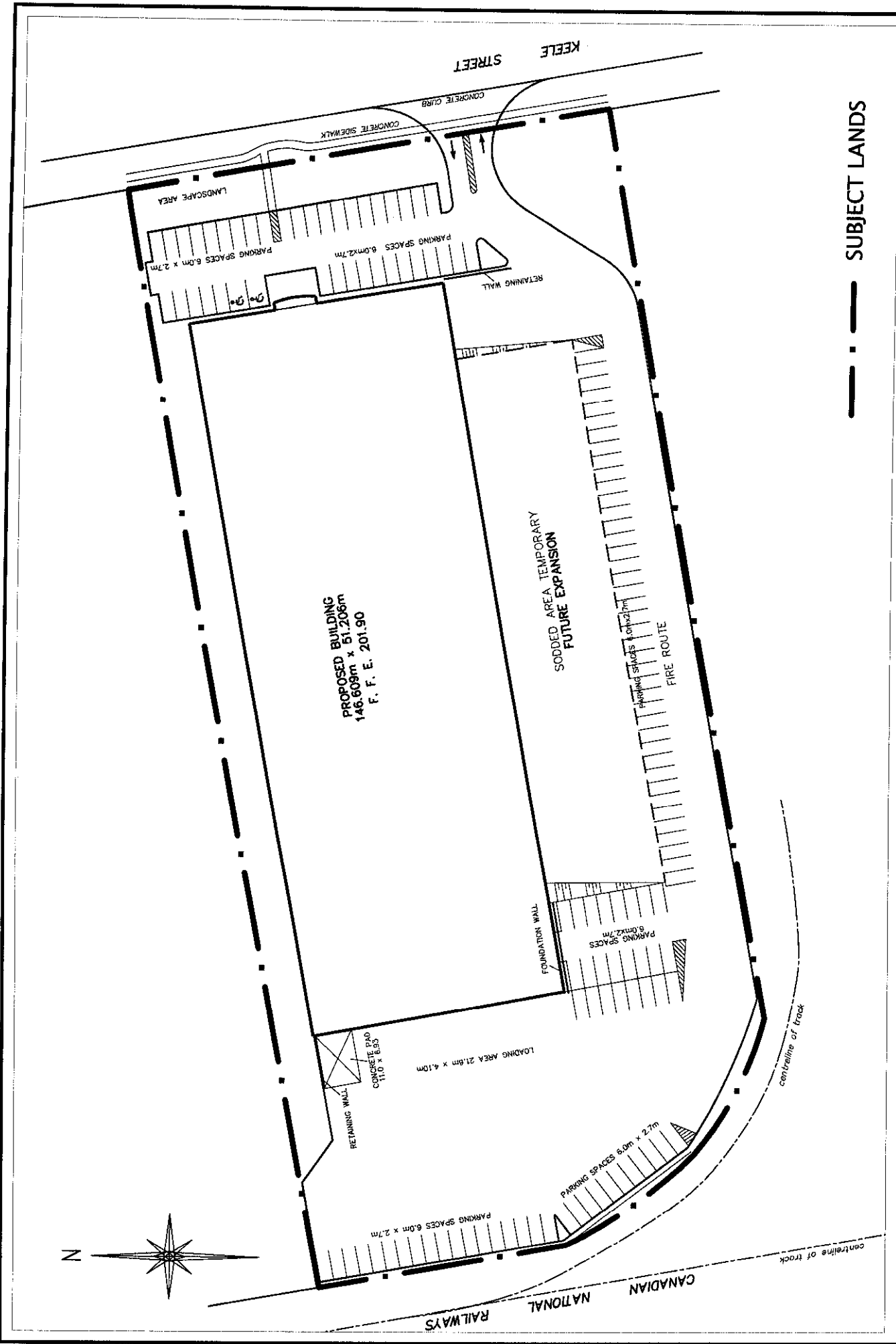
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning



<p>ATTACHMENT '1' LOCATION MAP</p>		<p>FILE #: DA.01.095</p>	<p>REPORT #: LOCATION: PART OF LOTS 7 & 8, CONCESSION 4</p>	<p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>APPLICANT: 8000 KEELE STREET HOLDINGS</p>	<p>DATE: 03/13/2002</p>
				<p>SCALE: NOT TO SCALE</p>		

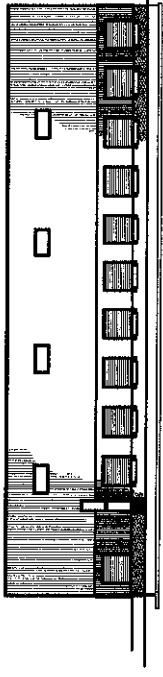


--- SUBJECT LANDS

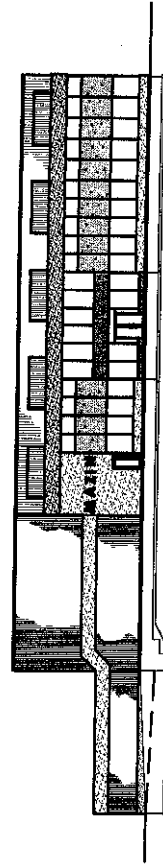
DATE:	03/13/2002
APPLICANT:	CITY OF VAUGHAN PLANNING DEPARTMENT
SCALE:	NOT TO SCALE
8000 KEELE STREET HOLDINGS	

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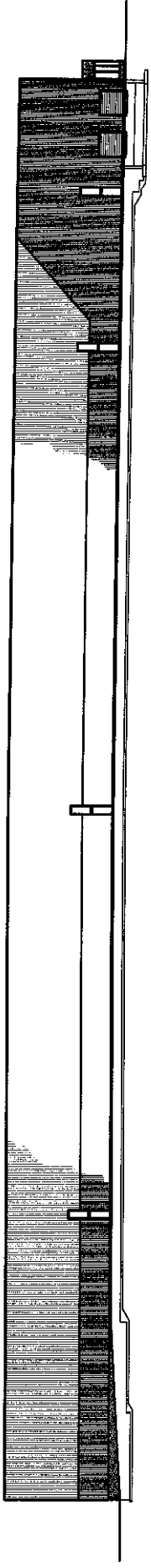
ATTACHMENT '2' SITE PLAN



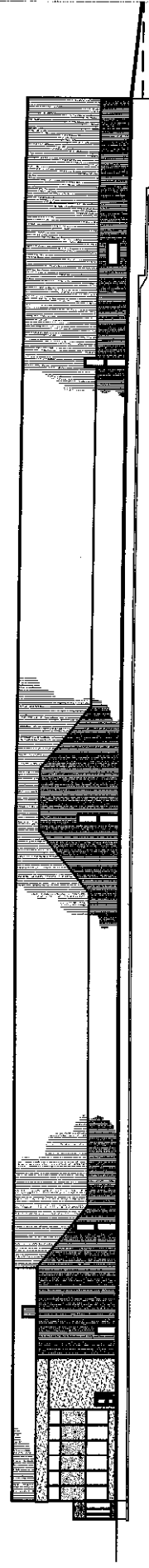
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

ATTACHMENT '3'
ELEVATIONS

FILE #:

DA.01.095

REPORT #:

LOCATION:

PART OF LOTS 7 & 8,
CONCESSION 4

DATE: 01/23/2002

SCALE: NOT TO SCALE

APPLICANT:

CITY OF VAUGHAN
PLANNING DEPARTMENT

8000 KEELE STREET HOLDINGS