

COMMITTEE OF THE WHOLE MAY 3, 2004

SITE DEVELOPMENT FILE DA.04.007

SNOWBROOK INVESTORS INC.

(Referred from the Council meeting of April 26, 2004)

Council, at its meeting of April 26, 2004, adopted the following:

That this matter be referred to the Committee of the Whole meeting of May 3, 2004, to allow a meeting with the applicant and the Ward 1 Sub-Committee to resolve outstanding concerns.

Recommendation of the Committee of the Whole dated April 19, 2004

The Committee of the Whole recommends:

- 1) That Site Development Application DA.04.007 (Snowbrook Investors Inc.) be refused;
- 2) That the following report of the Commissioner of Planning, dated April 19, 2004, be received; and
- 3) That the deputation of Mr. Pat Ceolzn, Metrus Properties, 30 Floral Parkway, Concord, L4K 4R1, representing the applicant, be received.

Report of the Commissioner of Planning dated April 19, 2004

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.007 (Snowbrook Investors Inc.) BE APPROVED.

Purpose

On February 9, 2004, the Owner submitted a Site Development Application for a 5129.86m², industrial building with a two-storey ancillary office on a 1.45 ha site.

Background - Analysis and Options

The subject lands are located on the east side of Keele Street, south of Teston Road, being Part 3 on Reference Plan 65R-3995 (10635 Keele Street), in Part of Lot 24, Concession 3, City of Vaughan.

Official Plan

The subject lands are designated "Prestige Industrial" by OPA #332, which accommodates a wide range of industrial and office uses. The proposed development conforms to the policies of the Official Plan.

Zoning

The front portion of the subject lands is zoned M1 Restricted Industrial Zone and the rear half is zoned M2 General Industrial Zone by By-law 1-88, which permits an industrial building with an ancillary office portion. The proposed development conforms with the by-law requirements with the exception of the 6.0m minimum landscaping strip abutting the street, whereas a minimum of

9.0m is required. The applicant will be submitting an application to the Committee of Adjustment to address this variance, which can be supported by Staff.

Building Design

The building is to have a flat roof to a height of 10.21m, accommodating a 2-storey office at the front of the building. The building material on the west elevation facing Keele Street, consists of architectural pre-cast panels in a white aggregate finish, with spandrel glazing in clear anodized aluminum window frames. The other facades are a white pre-finished metal vertical siding, accented with a pre-finished horizontal green metal band on the top half of the building.

The main entrance in the centre of the west elevation consists of two glass doors beneath the concrete canopy, surrounded by spandrel glazing. The company signage is located above the canopy. There are four white drive-in doors on the south elevation and five white drive-in doors on the east elevation, with one loading dock. The loading areas are at the rear of the building on the east elevation and along the south side of the building. These will be visually buffered using a 2.4 m high screen wall, made of architectural pre-cast concrete panels with the colour and texture to match the building.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 332.

Conclusion

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

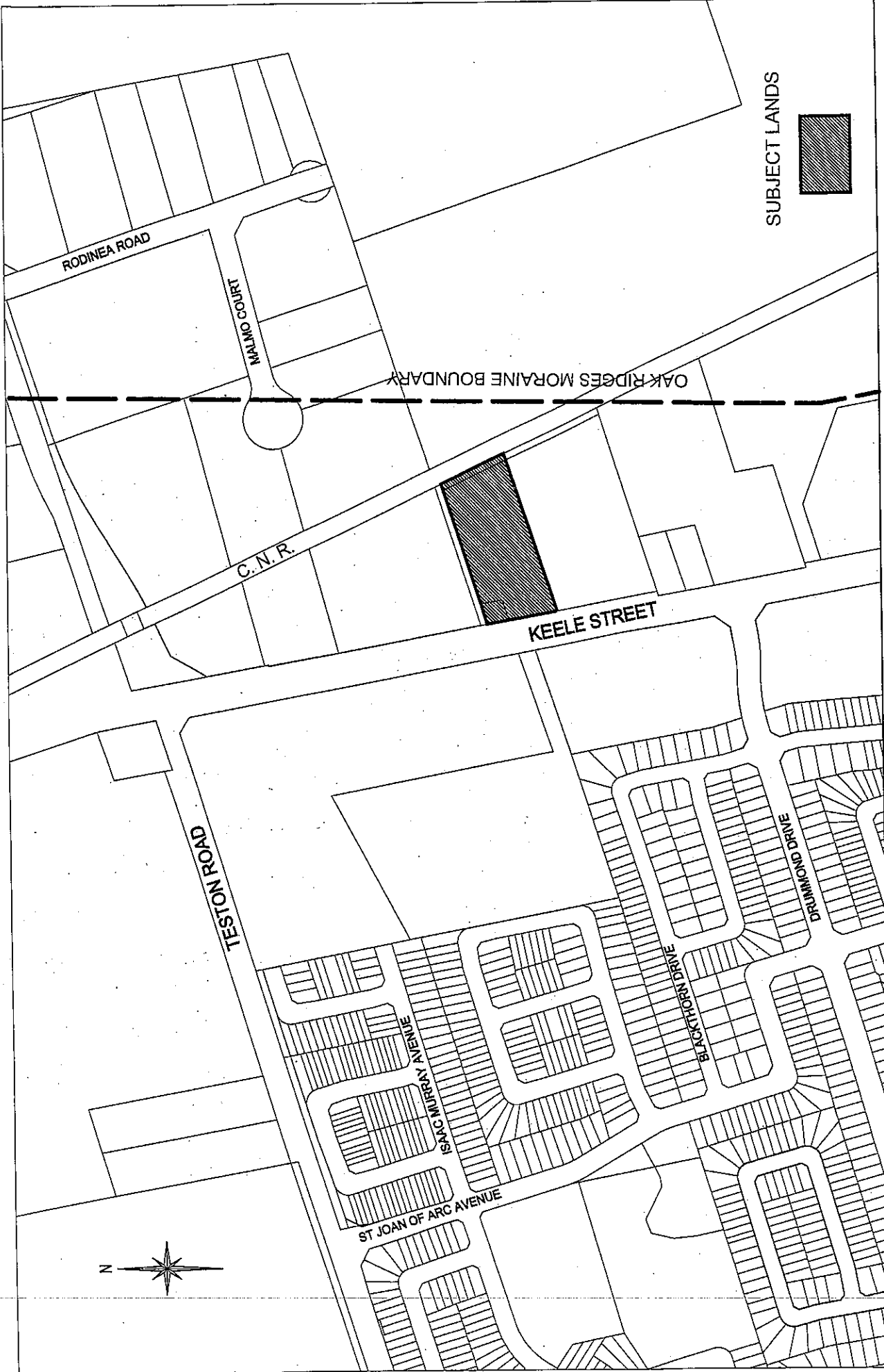
Attachments

1. Location Map
2. Site Plan
3. Building Elevations

Report prepared by:

Margaret Holyday, Planner 1, ext. 8216
Arto Tikiryan, Senior Planner, ext. 8212

/CM



SUBJECT LANDS



Attachment 1

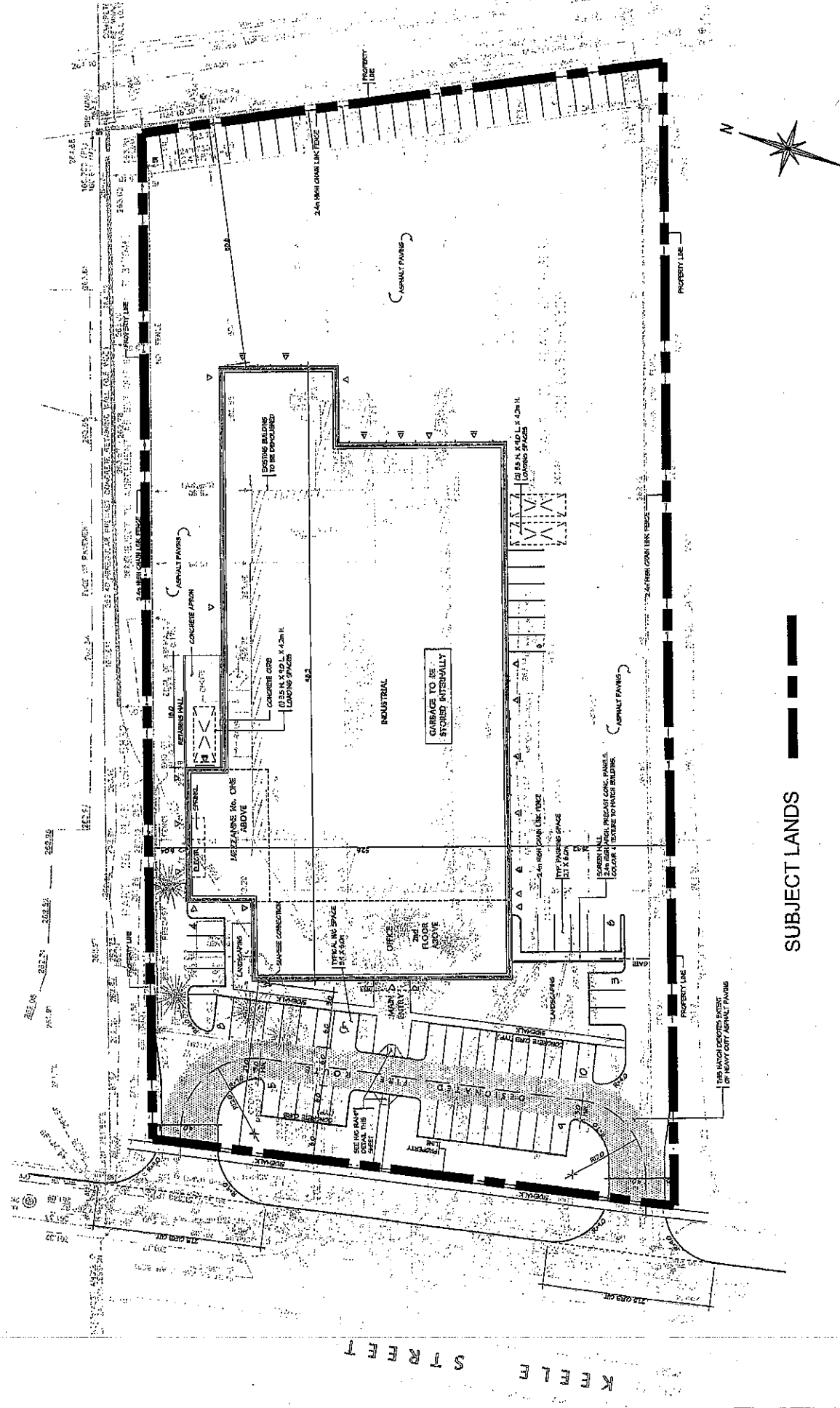
FILE No.:
DA.04.007
Not to Scale
March 31, 2004

City of Vaughan

Community Planning Department

Location Map

Part of Lot 24,
Concession 3
APPLICANT:
SNOWBROOK INVESTORS INC.



SUBJECT LANDS

Attachment 2

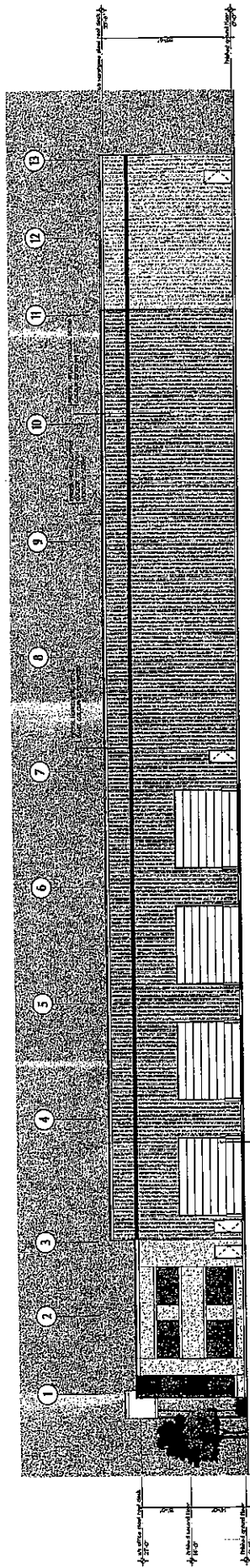
FILE No.: DA-04.007
 Not to Scale
 March 31, 2004

City of Vaughan

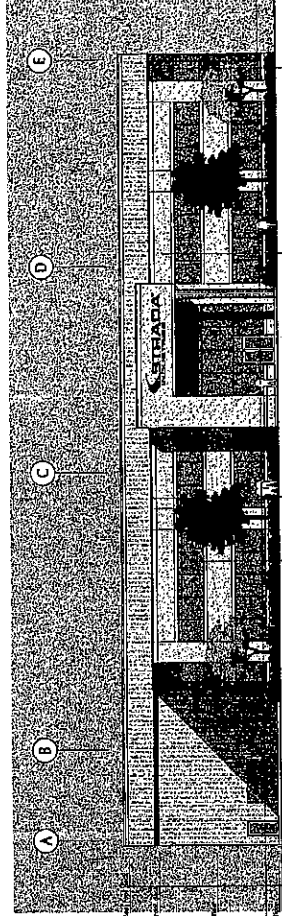
Community Planning Department

Site Plan

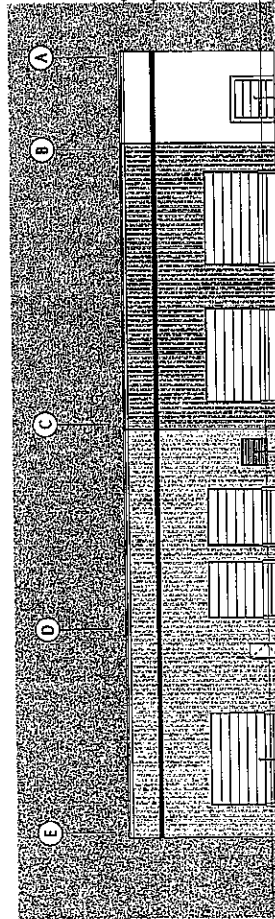
Part of Lot 24,
 Concession 3
 APPLICANT:
 SNOWBROOK INVESTORS INC.



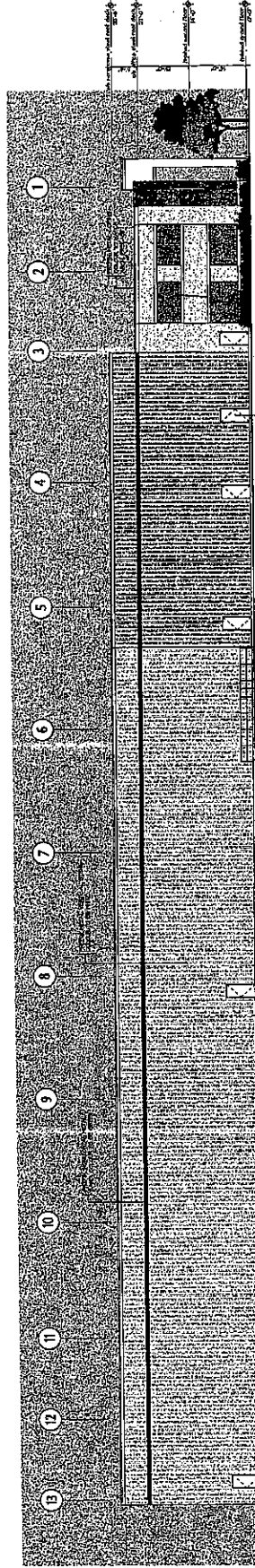
SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION

Elevations

Part of Lot 24,
Concession 3
APPLICANT:
SNOWBROOK INVESTORS INC.

CITY of Vaughan

Community Planning Department

Attachment 3

FILE No.:
DA.04.007
Not to Scale
March 31, 2004