

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.04.026 TILZEN HOLDINGS LTD.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.026 (Tilzen Holdings Ltd.) BE APPROVED.

Purpose

On May 28, 2004, the Owner submitted a Site Development Application for a one-storey, 10,857.5 m² industrial building with accessory office (425.3 m²), on a 3.62 ha lot. The building will be occupied by Supreme Foods Limited, which warehouses organic food products in freezers, refrigerators and dry storage.

Background - Analysis and Options

The site is located on the east side of Keele Street, south of Rutherford Road, being part of Part 7 on Reference Plan 65R-21817 (8755 Keele Street), in Lot 12, Concession 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits an industrial building with accessory office. The proposed development conforms to both the Official Plan and Zoning By-law.

The 11,707.5 m² (including 424.8 m² mezzanine), irregular-shaped industrial building has a flat roof to a height of 9.75 m. The main office portion along the west façade (Keele Street) consists of precast concrete panels in a buff-colour, which wraps around the north and south elevations. Grey-glazed windows surround the double main doors, which are also evenly spaced along the entire office portion façade. Vertical precast panels are located between the windows for architectural treatment.

The material on the warehouse is precast concrete ribbed panels in the buff colour. A 0.3 m wide smooth white band spans the upper portion of the building for accent treatment. This banding is also used around the 10 overhead doors on the south façade and the 1 overhead door on the west façade. Three man doors are located on each of the south and north elevations, two on the east and one on the west. The roof-top mechanical equipment is screened to match the precast panels.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 450.

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:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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CANADIAN NATIONAL
FREIGHT
CLASSIFICATION
YARD

SUBJECT LANDS



Location Map

Part of Lot 12,
Concession 3

APPLICANT:
TILZEN HOLDINGS LTD.

City of
Vaughan

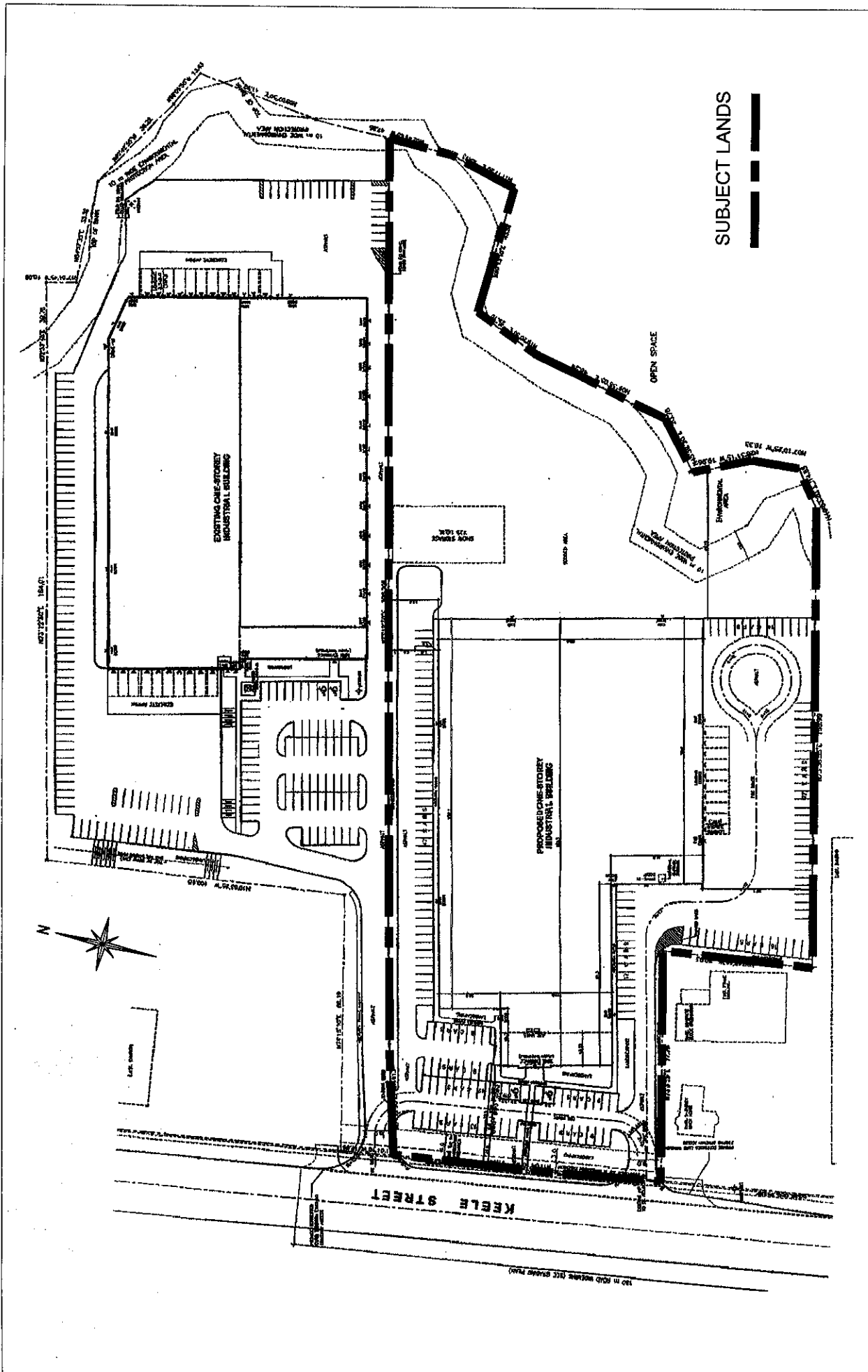
Community Planning Department

Attachment

FILE No.:
DA.04.026

Not to Scale
June 3, 2004





Site Plan

Part of Lot 12,
Concession 3

APPLICANT:
TILZEN HOLDINGS LTD.



Community Planning Department

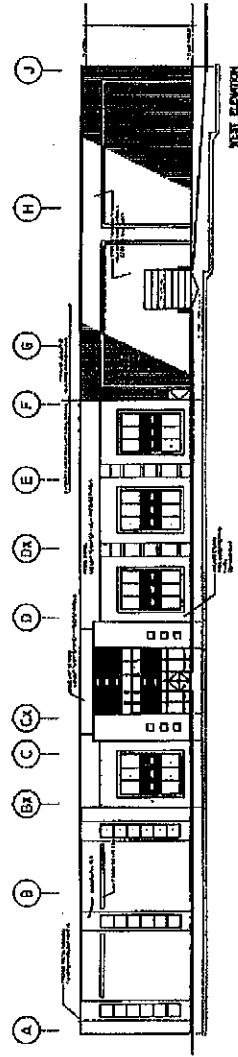
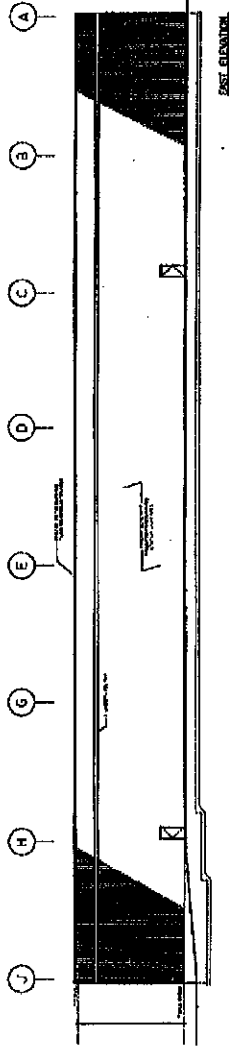
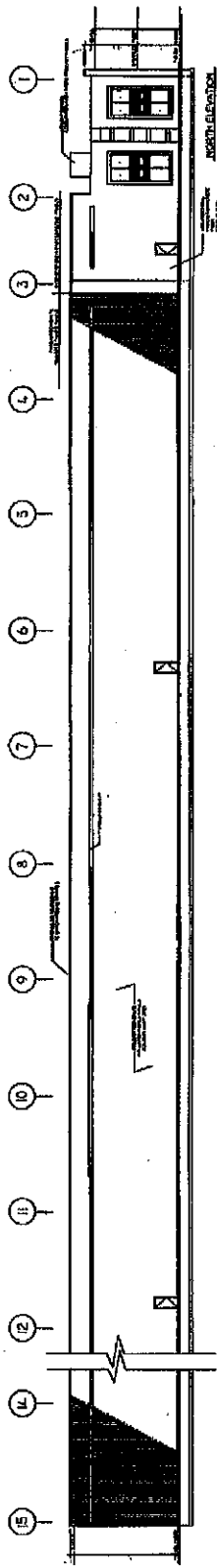
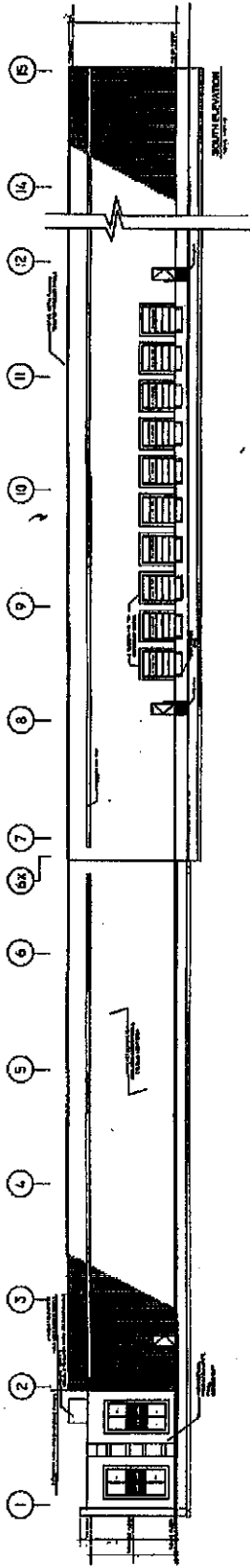
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June 3, 2004



Elevation Plan

Part of Lot 12,
Concession 3

APPLICANT:
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City of
Vaughan

Community Planning Department

Attachment
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