

COMMITTEE OF THE WHOLE JUNE 19, 2006

ZONING BY-LAW AMENDMENT FILE Z.06.043 SITE DEVELOPMENT FILE DA.05.047 GLEN-KEELE DEVELOPMENTS THREE LIMITED

Recommendation

The Commissioner of Planning recommends:

1. THAT Zoning By-law Amendment File Z.06.043 (Glen-Keele Developments Three Limited) BE APPROVED, to remove the Holding (H) Symbol on the subject lands currently zoned EM3(H) Retail Warehouse Employment Area Zone by By-law 1-88, subject to Exception 9(895), as shown on Attachment #1.
2. THAT the building elevations shown on Attachment #3 for Site Development File DA.05.047 (Glen-Keele Developments Three Limited) BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted the following applications:

1. A Zoning By-law Amendment application to remove the Holding Symbol (H) from the subject lands, which are currently zoned EM3(H) Retail Warehouse Employment Area Zone by By-law 1-88, as shown on Attachment #1.
2. A Site Development Application to permit the development of the 4.05ha subject lands with a one-storey, 19,645.6m² multi-unit industrial building, as shown on Attachments #2 and #3.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located in the northwest quadrant of Regional Road 7 and Keele Street, in Part of Lot 6, Concession 4, City of Vaughan.

Official Plan/Zoning By-law

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and are zoned EM3(H) Retail Warehouse Employment Area Zone with the Holding Symbol "H", by By-law 1-88, subject to Exception 9(895).

The proposed multi-unit employment development conforms to the Official Plan; and, complies with the Zoning By-law, however a Minor Variance and Consent (easement for rights-of-way) will be required to be obtained from the Committee of Adjustment to address the access to the subject lands being obtained from the driveways located on the properties to the north and northeast, to Administration Road and Keele Street, respectively, which are under the same ownership, but registered under three different names. The Development Planning Department has no objection to the approval of the Minor Variance and Consent applications by the Committee of Adjustment, which must be final and binding, prior to the registration of the implementing site plan agreement.

Also, the subject lands are zoned with a Holding "H" provision, which can be removed with the approval of the site plan. The EM3(H) Retail Warehouse Employment Area Zone permits EM1 Prestige Employment Area Zone and EM4 Transportation Employment Area Zone uses in the interim, while the Holding provision remains applicable on the site. Although the proposed multi-unit employment building is an EM1 Zone use, and can proceed to develop without removing the Holding provision, the Owner has submitted the Zoning By-law Amendment application to remove the Holding provision for administrative purposes. The Development Planning Department has no objections to the removal of the Holding "H" Symbol on the subject lands.

Building Design

The rectangular-shaped, multi-unit building, as shown on Attachment #3, is to be constructed to a height of 9.6m. The south elevation faces Regional Road 7, and is articulated by a staggered wall facade that breaks up the elevation and results in 3 corner wall features that incorporate and accentuate the entrances into the building. The building materials for the 3 entrance areas consist of white architectural precast concrete panels, accentuated by beige architectural precast concrete surrounding glazed curtain walls comprised of grey tinted vision glazing and grey tinted spandrel vision panels with grey opaque back coating. The remainder of the elevation is comprised of white flexwall panels with vertical ribs. The east elevation includes a corner entrance feature that wraps around from the south elevation. The west elevation faces the existing CN building and is characterized almost exclusively by the white flexwall panels with vertical ribs. The north elevation faces an existing employment building that is under the same principle ownership of the subject lands. This elevation is comprised primarily of white flexwall panels with vertical ribs and has 23 shipping/receiving doors.

The site plan indicates that rooftop mechanical equipment will be screened from view in compliance with municipal standards. Development Planning Staff will work with the applicant to confirm that all roof-top mechanical units are appropriately screened. The elevations provided do not include wall signage and, must comply with the Sign By-law upon application of a Building Permit at a later date.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, particularly "A-5," "Plan and Manage Growth."

Conclusion

The Development Planning Department has reviewed the proposed Zoning By-law Amendment application to remove the Holding "H" Symbol from the subject lands shown on Attachment #1, and currently zoned EM3(H) Retail Warehouse Employment Area Zone, to facilitate the future development of the lands for employment uses, and is satisfied that the Holding "H" Symbol can be removed at this time. The Development Planning Department is also satisfied with the building elevations proposed for the multi-unit employment building associated with the Site Development application.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

Clement Messere, Planner, ext. 8409
Arto Tikiryan, Senior Planner, ext.8212
Grant Uyeyama, Manager of Development Planning, ext. 8635

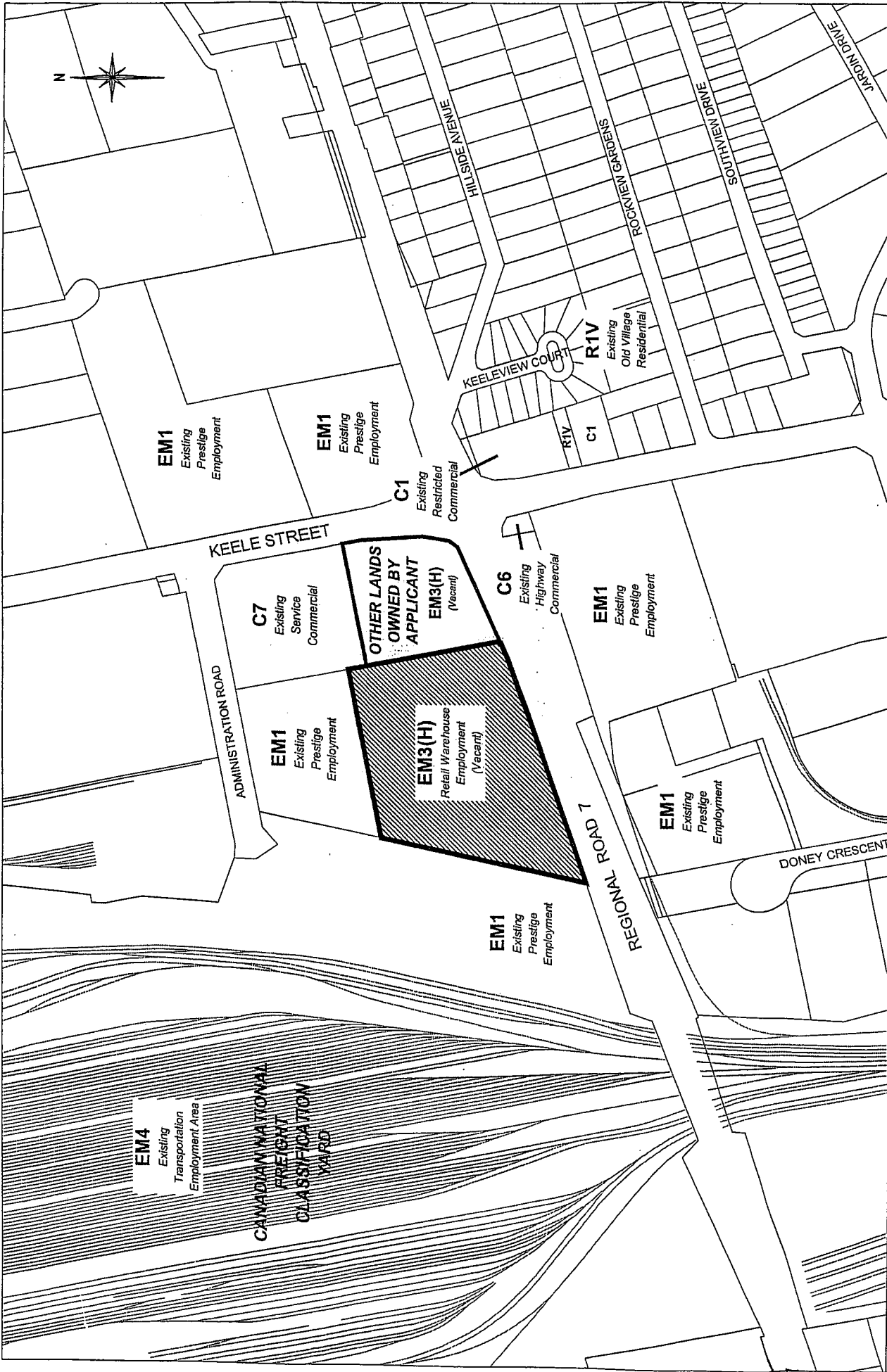
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM

R:\SER\WORKING\MESSEREC\Glen-Keele\DA.05.047.CW.doc



Location Map

Part of Lot 6,
Concession 4

APPLICANT:
GLEN-KEELE DEVELOPMENTS THREE LIMITED

HA\DP\1 ATTACHMENTS\DA\06_05_047

City of Vaughan

Development Planning Department



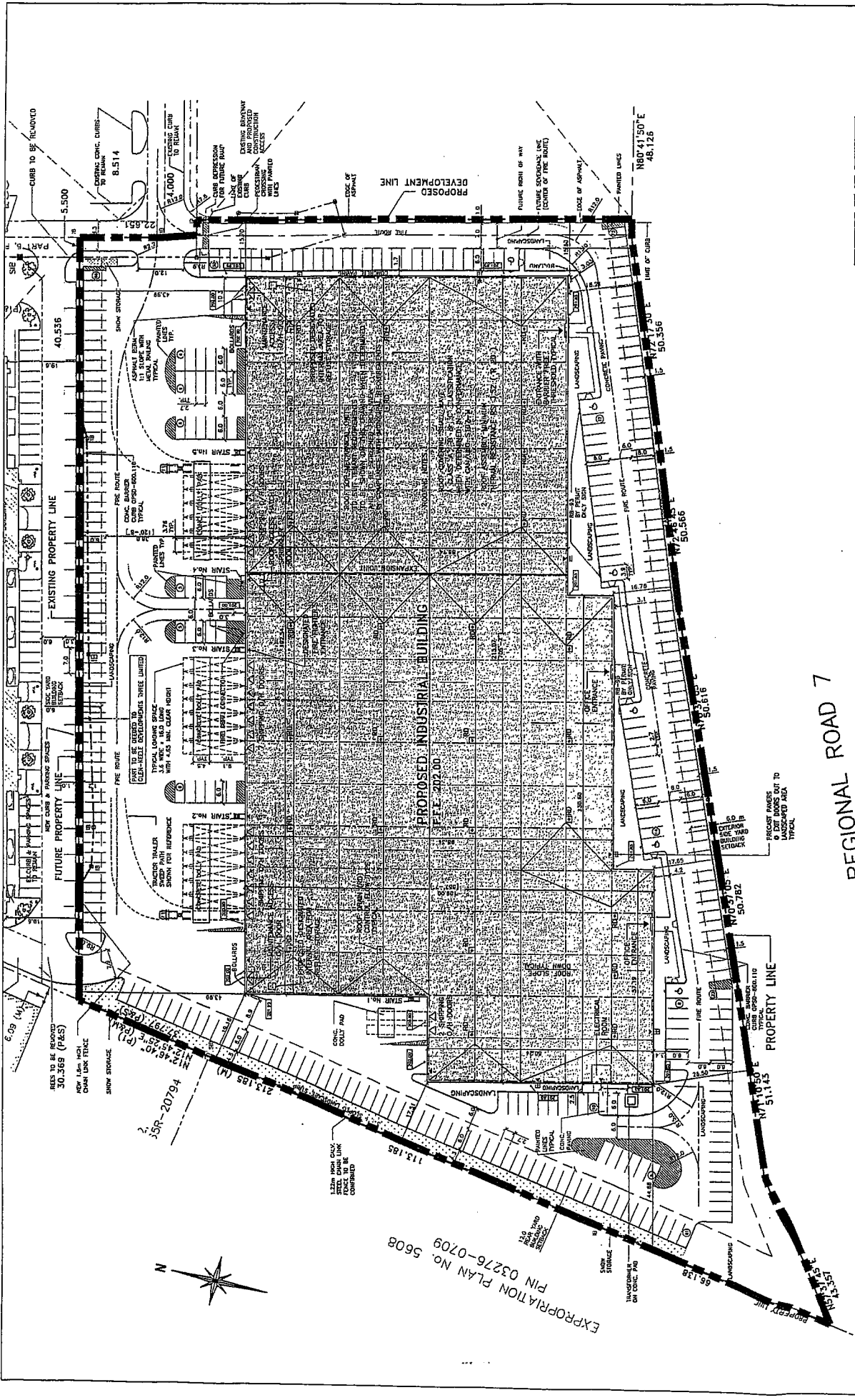
Subject Lands

Attachment 1

FILE No.:
DA.05.047

Not to Scale

June 6, 2006



EXPROPRIATION PLAN No. 5608
 PIN 03276-0709

REGIONAL ROAD 7

Subject Lands

Attachment 2

FILE No.: DA.05.047
 Not to Scale
 June 6, 2006

City of **Vaughan**

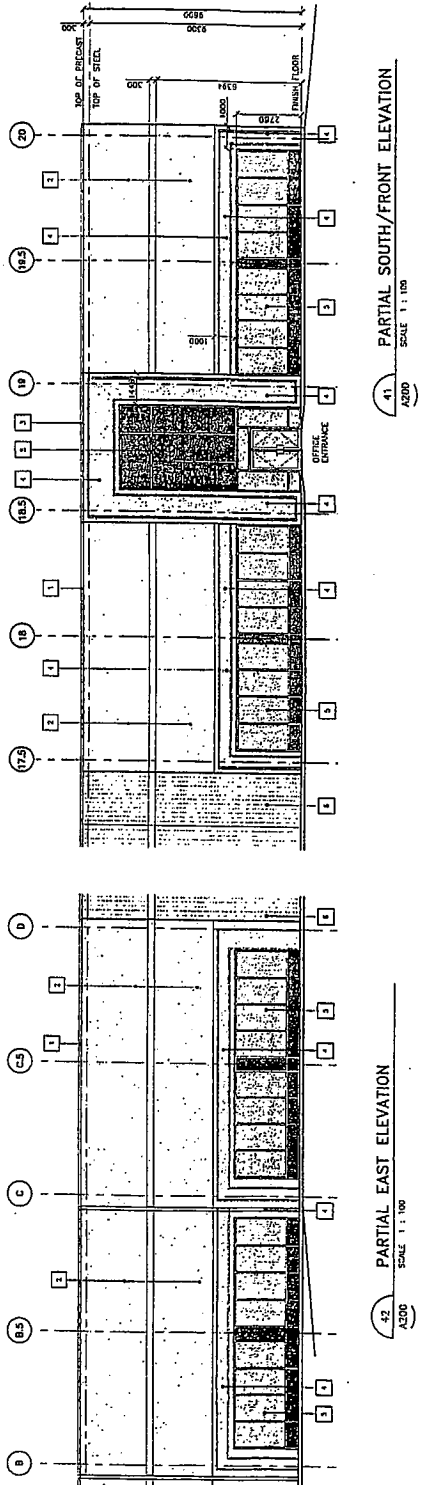
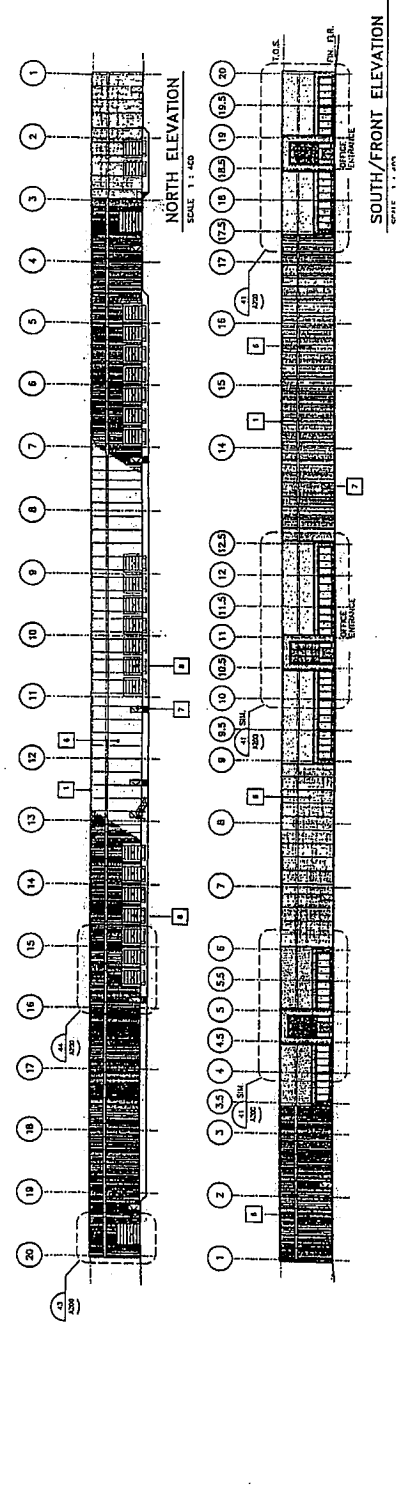
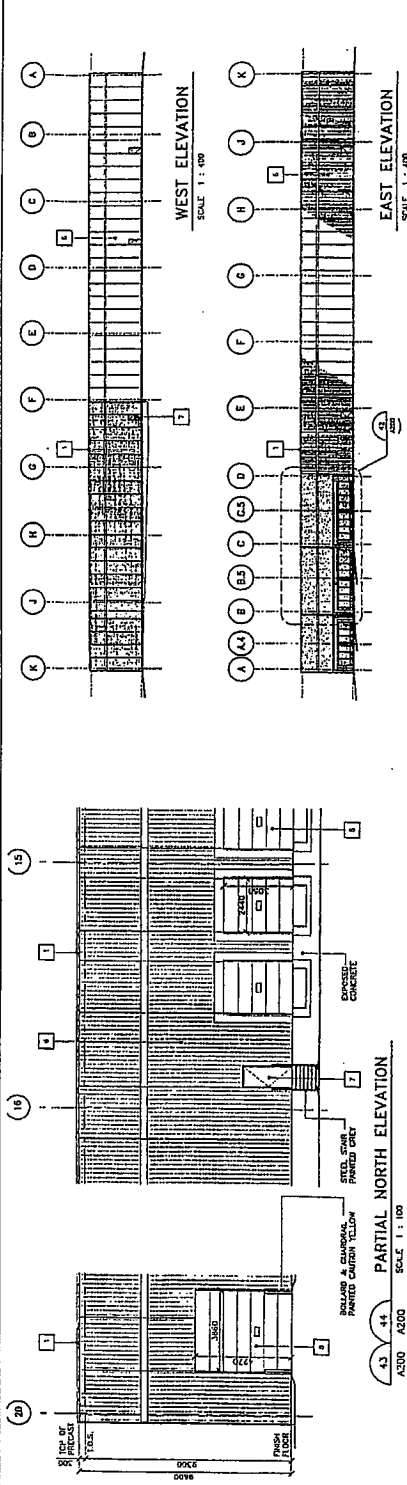
Development Planning Department

Site Plan

Part of Lot 6,
 Concession 4

APPLICANT:
 GLEN-KEELE DEVELOPMENTS THREE LIMITED

N:\DPT\1 ATTACHMENTS\DA_05.047



Elevation Plan

Part of Lot 6,
 Concession 4
 APPLICANT:
 GLEN-KEELE DEVELOPMENTS THREE LIMITED
 H:\DFT\1 ATTACHMENTS\DA\46.05.047



Development Planning Department

Attachment 3
 FILE No.: DA-05.047
 Not to Scale
 June 6, 2006