

COMMITTEE OF THE WHOLE JUNE 17, 2002

SITE DEVELOPMENT FILE DA.02.021 **FIRST GULF KEELE HOLDINGS INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.021 (First Gulf Keele Holdings Inc) BE APPROVED.

Purpose

On March 8th, 2002, the Owner submitted a Site Development Application for a 16,657.57 sq.m, 4-unit, office/warehouse facility. The Owner proposes to proceed with one building on 3.28 ha, prior to registering the 23.05 ha subdivision plan (19T-00V08).

Background - Analysis and Options

The site is located on the east side of Keele Street, south of Highway No.407, being part of Block 2 of draft approved plan of subdivision 19T-00V08, in Lot 3, Concession 3, City of Vaughan.

The one-storey, irregular-shaped building has a flat roof to a height of 9.3 m. The main entrances to each of the 4 units are located on the north elevation, facing Highway No.407, and are the same in design. The clear, blue-tinted, anodized aluminum double doors are surrounded with horizontal bands of spandrel panels and curtain wall glazing. Each are framed with white, architectural pre-cast concrete panels in a light sandblast finish.

The remaining office area consists of blue-tinted curtain wall glazing on the lower portion, and pre-finished metal siding in a grey colour on the upper portion. The office wraps around to the east and west elevations. A white pre-cast band in a light sandblast finish is used to accent the middle of the building on the front and side elevations.

The remaining 3 facades consist of vertically ribbed pre-cast panels in a natural grey colour, being the warehouse portion of the building. There are 16 loading doors and 4 drive-in doors on the south elevation, facing the hydro corridor. All roof-top mechanical equipment will be screened by grey ribbed metal siding.

Conclusion

Staff are 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. Building Elevations

Report prepared by:

Andrea Egizii, Planner 1, ext. 8215

Grant A. Uyeyama, Senior Planner, ext. 8635

Marco Ramunno, Manager of Development Planning, ext. 8485

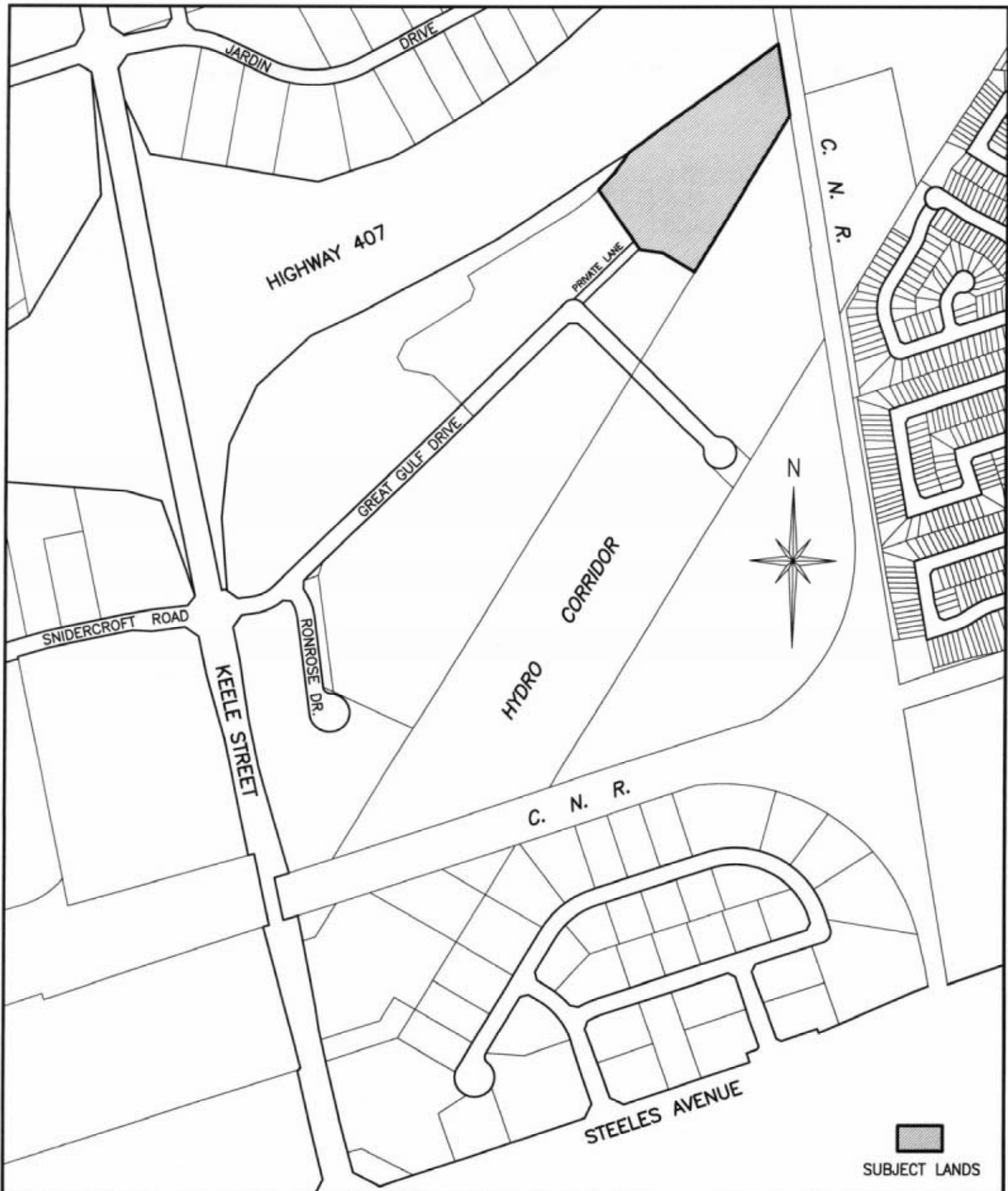
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

R:\SER\WORKING\EGIZIA\FIRST GULF.DA.02.021.CW.doc.dot



SUBJECT LANDS

ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE: 04/25/2002
	DA.02.021	LOCATION: PART OF LOT 3, CON. 3	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: FIRST GULF KEELE HOLDINGS INC.	

HIGHWAY No. 407

M.T.O. LANDS

VACANT INDUSTRIAL

PRIVATE LANE TO GREAT GULF DRIVE

VACANT INDUSTRIAL

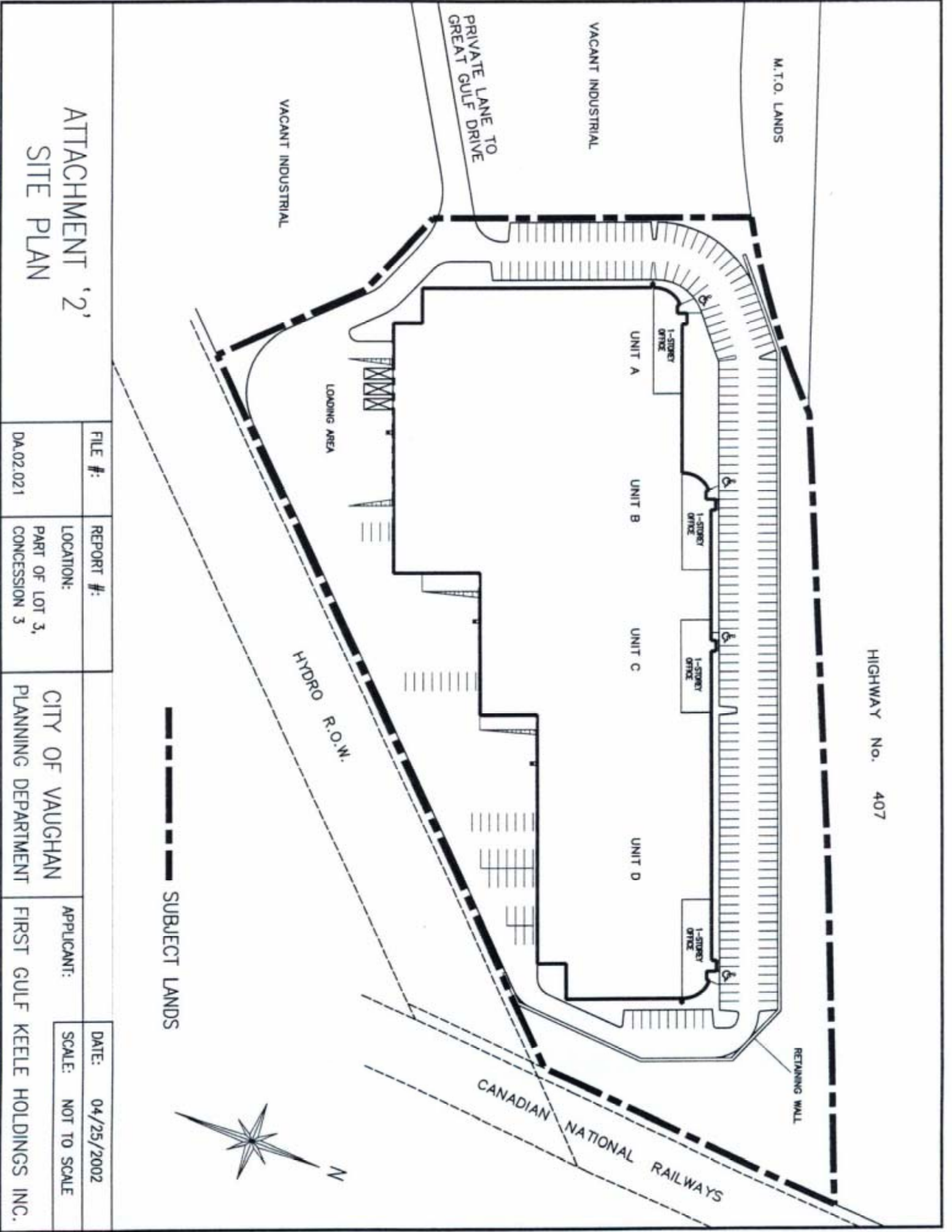
LOADING AREA

HYDRO R.O.W.

SUBJECT LANDS

RETAINING WALL

CANADIAN NATIONAL RAILWAYS



ATTACHMENT '2' SITE PLAN

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	DATE:	04/25/2002
DA.02.021	LOCATION: PART OF LOT 3, CONCESSION 3		APPLICANT: FIRST GULF KEELE HOLDINGS INC.	SCALE: NOT TO SCALE



NORTH (HIGHWAY No. 407) ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

ATTACHMENT '3'
ELEVATIONS

FILE #:

DA.02.021

REPORT #:

LOCATION:
PART OF LOT 3,
CONCESSION 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

FIRST GULF KEELE HOLDINGS INC.

DATE: 04/25/2002

SCALE: NOT TO SCALE