

COMMITTEE OF THE WHOLE OCTOBER 18, 2004

SITE DEVELOPMENT FILE DA.04.037 **CRAFTEX PROPERTY INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.04.037 (Craftex Property Inc.) BE APPROVED.

Purpose

The Owner has submitted a Site Development Application for a 6,258 m², two-unit employment building, on a 1.37 ha site. The anchor tenant, Busy Bee Tools is a Canadian company that supplies a large variety of tools to wood-working and metal-working industries, and will be located in the northerly unit. The second tenant has yet to be established for the southerly unit.

Background - Analysis and Options

The subject lands are located east of Keele Street, on the north side of Great Gulf Drive, through to Highway #407 (130 Great Gulf Drive), in Part of Lot 3, 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, subject to Exception 9(1103), which permits multi-unit employment buildings. The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The rectangular-shaped building is proposed to be constructed with a flat roof to a height of 9.65m. Roof-top units screen the mechanical equipment from street view. The building materials consist of white ribbed precast panels with horizontal smooth bands for the plant, and white smooth precast panels and a significant glass component for the Busy Bee office/showroom located at the northwest corner of the building. Corporate signage for Busy Bee will be located on the west elevation of the office, and on the north elevation of the plant. A glass feature is also provided on the southwest corner of the building to provide architectural treatment along Great Gulf Drive. Alterations to the southerly unit may occur to facilitate an office component and signage, once a tenant is found. A drive-in door is located on the west elevation, with 2 drive-in doors and 7 loading docks located along the east façade, and screened by the 14 m wide landscaped buffer adjacent to Highway #407.

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 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. Elevations

Report prepared by:

Andrea Egizii, Planner 1, ext.8215
Grant Uyeyama, Manager of Development Planning, ext.8635

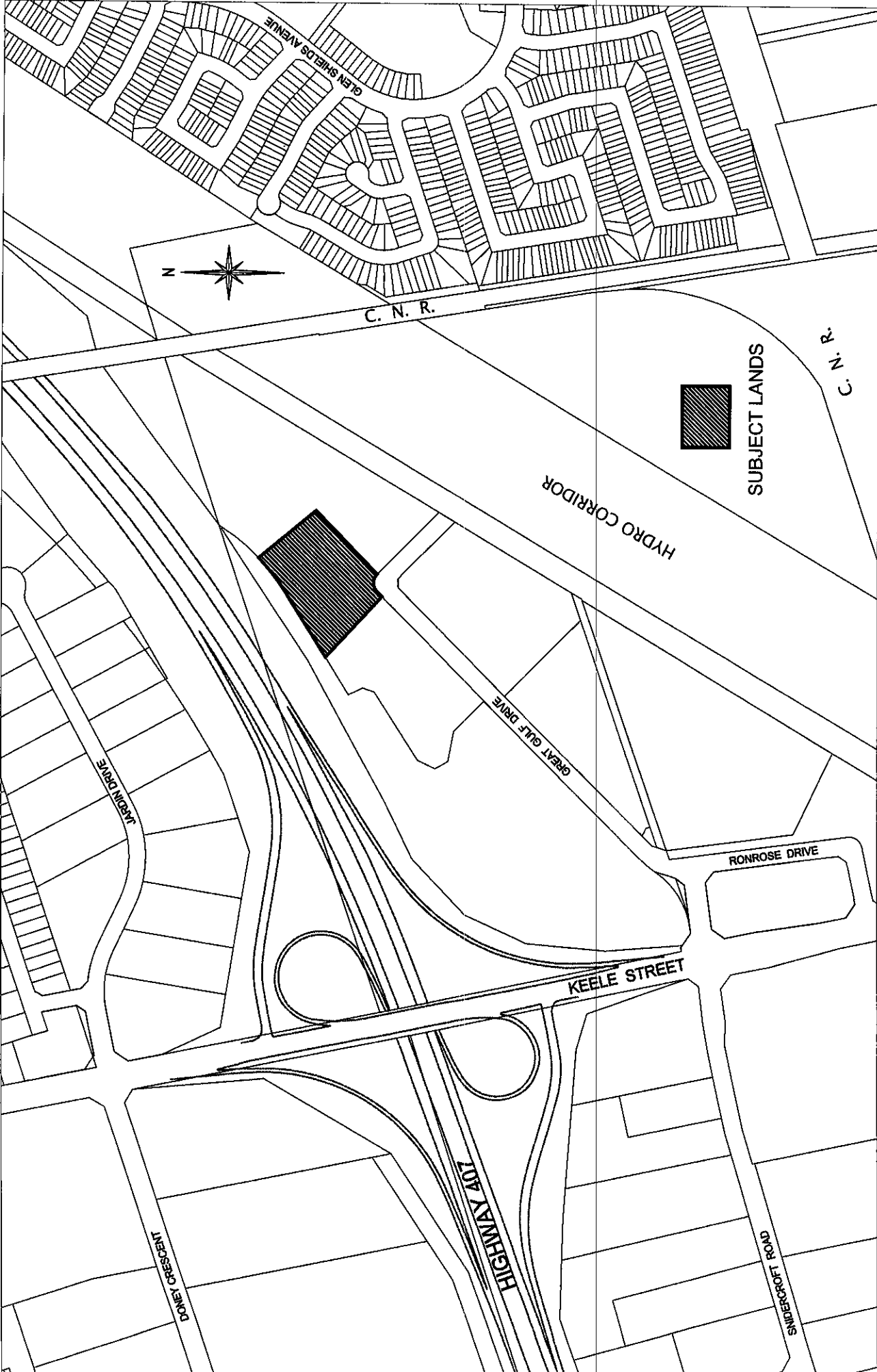
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
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FILE No.:
 DA.04.037
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 October 1, 2004

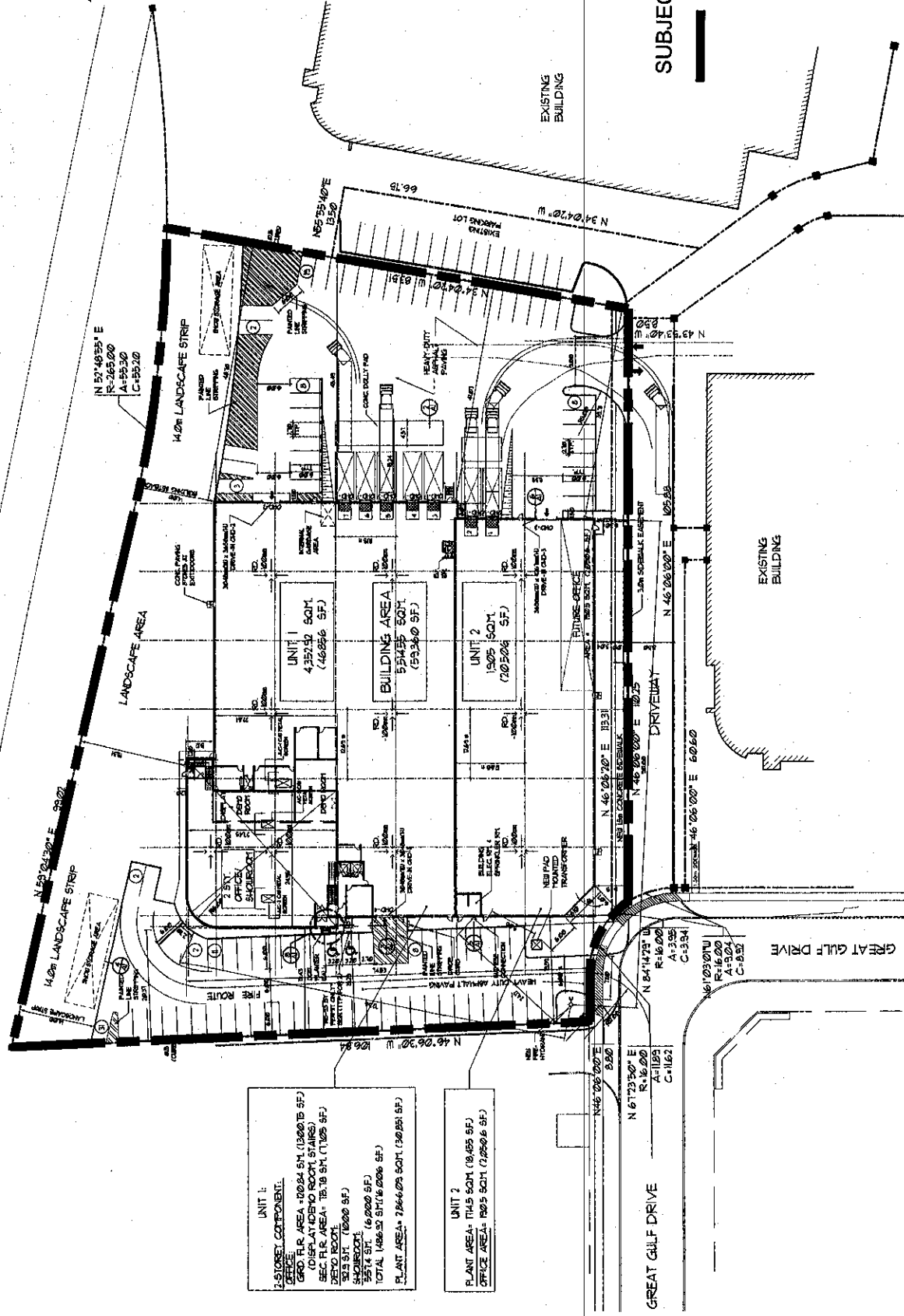
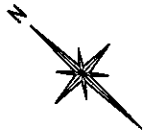
City of
Vaughan

Community Planning Department

Location Map

Part of Lot 3,
 Concession 3
 APPLICANT:
 CRAFTEX PROPERTY INC.

THE KING'S HIGHWAY No. 407



UNIT 1:
 2-STORY COMPONENT:
 OFFICE
 GROUND FLOOR AREA = 120,84 SQ. FT. (15,000 TO 5F)
 SECOND FLOOR AREA = 120,84 SQ. FT. (15,000 TO 5F)
 OFFICE AT 405'0" REPORT STAIRS
 STAIR AREA = 187.18 SQ. FT. (1,182 SF)
 STAIR LOCKER
 STAIR STAIR (18,000 SF)
 SHOWERROOM
 STAIR STAIR (6,000 SF)
 TOTAL 1,486.52 SQ. FT. (6,000 SF)
 PLANT AREA = 236,609 SQ. FT. (30,251 SF)

UNIT 2
 PLANT AREA = 114.5 SQ. FT. (8,455 SF)
 OFFICE AREA = 80.5 SQ. FT. (2,920.6 SF)

Site Plan

Part of Lot 3,
 Concession 3

APPLICANT:
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City of Vaughan

Community Planning Department

Attachment 2

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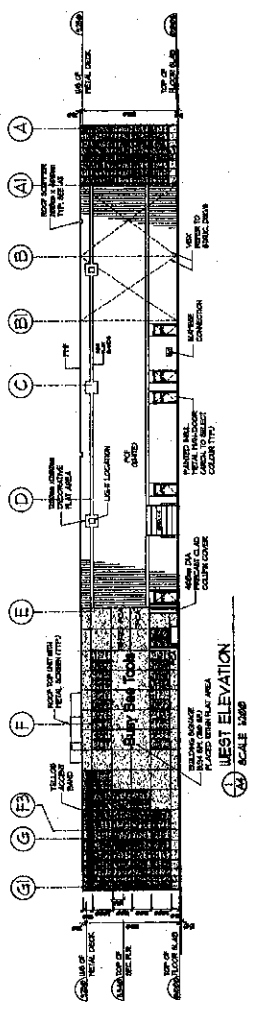
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SUBJECT LANDS

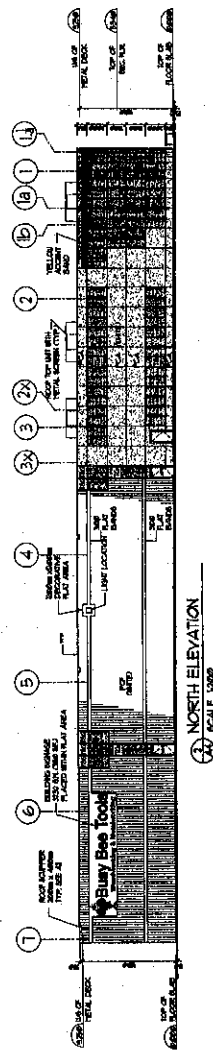


LEGEND

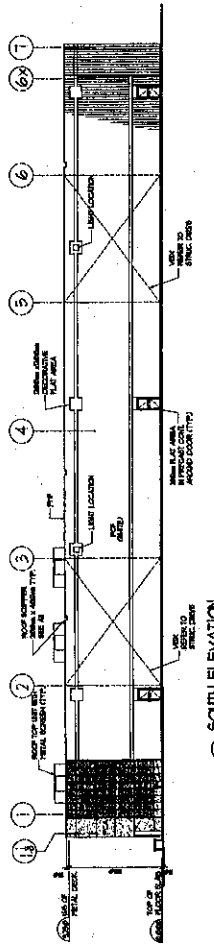
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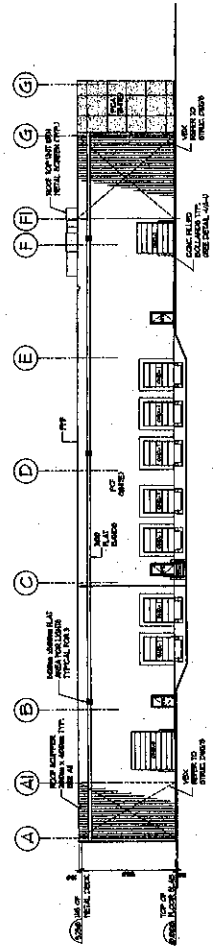
WEST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"

Elevation Plan

Part of Lot 3,
Concession 3
APPLICANT:
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Community Planning Department

Attachment 3

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