

COMMITTEE OF THE WHOLE OCTOBER 18, 2004

SITE DEVELOPMENT FILE DA.04.025
FIRST GULF KEELE HOLDINGS INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.025 (First Gulf Keele Holdings Inc.) BE APPROVED.

Purpose

The Owner has submitted a Site Development Application for a one-storey, 10,395.53m², industrial building with accessory office, on a 2 ha lot. The building will be occupied by DVI Lighting, which warehouses and distributes lighting-related merchandise, trophies and awards, across both Canada and the United States.

Background - Analysis and Options

The site is located east of Keele Street and south of Highway #407, (120 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). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The 10,395.53m² warehouse building with accessory office has a flat roof to a height of 9.05 m. The parapet above the office component increases the height to 10.15m. The office portion at the northwest corner of the building wraps around the north (Highway # 407) and west façades in a circular form, and the materials to be used are blue glazed spandrel panels, clear anodized finish curtain wall systems, and white precast panels. The main double entrance doors are located on the west elevation. Illuminated company signage is located on either end of the north facade.

The warehouse portion consists of white precast, with ribbed panels spanning the lower ¾ of the building, and smooth panels located along the upper portion and in between the ribbed panels to break up the large massing. Blue glazed spandrel panels are proposed at the southwest corner of the building to provide an office-like treatment along Great Gulf Drive. Trees will be planted along the south wall to further break-up this façade. An overhead door is located on each of the north and east facades with 8 loading docks provided on the east elevation, which will be screened by the 9m wide landscape strip adjacent to Highway #407 and the 3m wide strip along Great Gulf Drive. All roof-top mechanical equipment will be screened from street views.

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:

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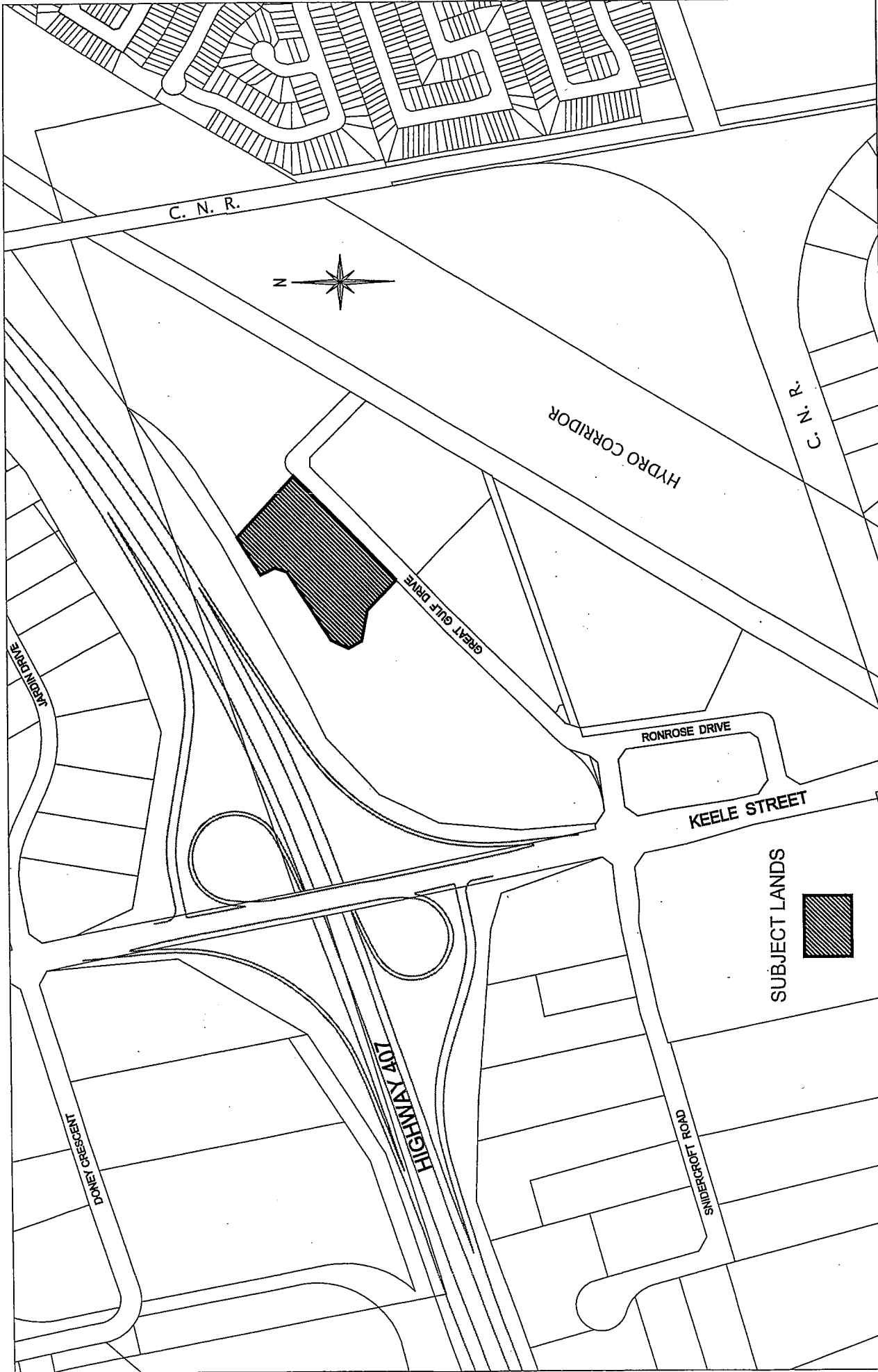
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

LG

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Location Map

Part of Lot 3,
Concession 3

APPLICANT:
FIRST GULF KEELE
HOLDINGS INC.

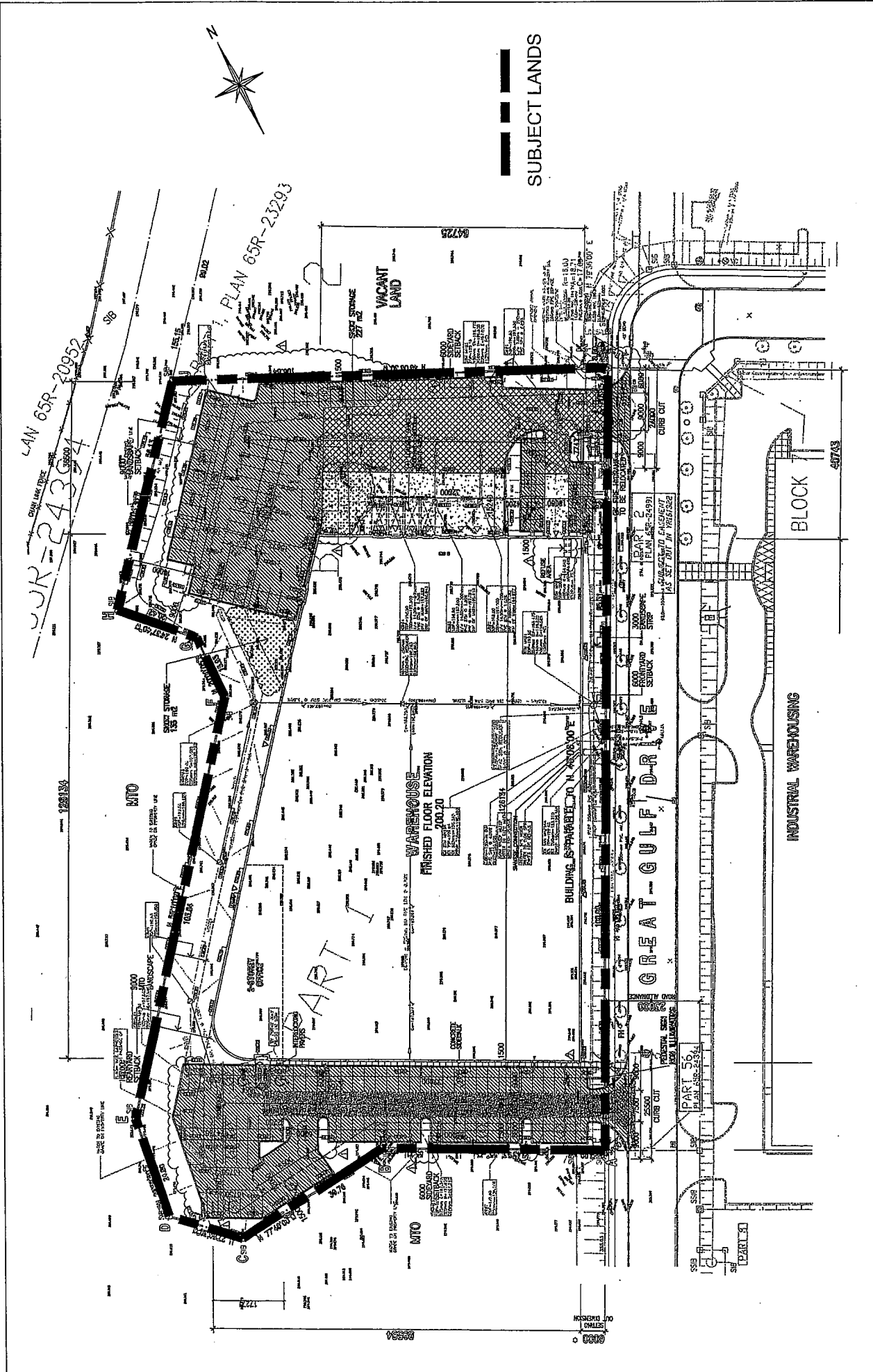
City of Vaughan

Community Planning Department

Attachment 1

FILE No.:
DA.04.025

Not to Scale
August 26, 2004

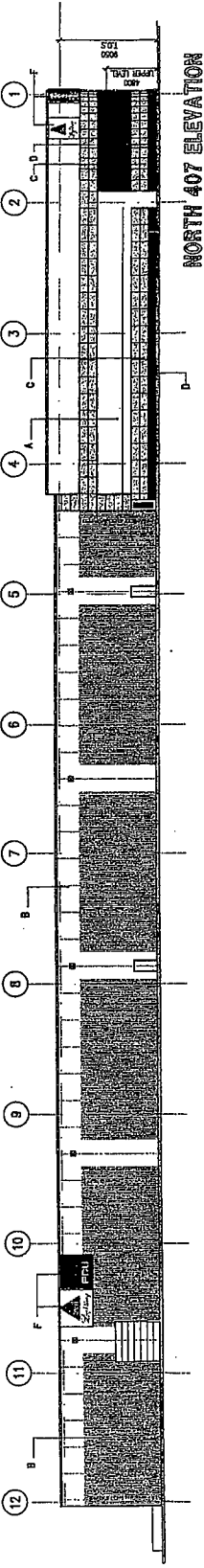


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SUBJECT LANDS

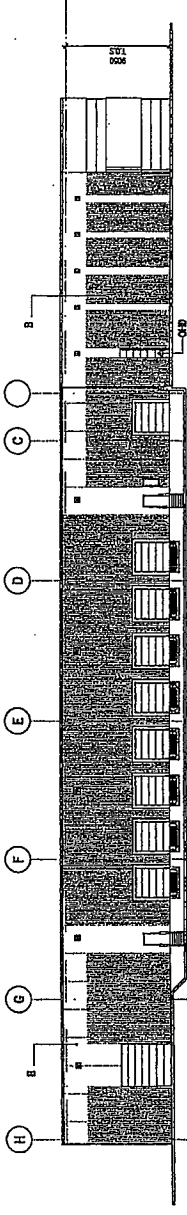
Attachment 2
FILE No.: DA.04.025
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City of **Vaughan**
Community Planning Department

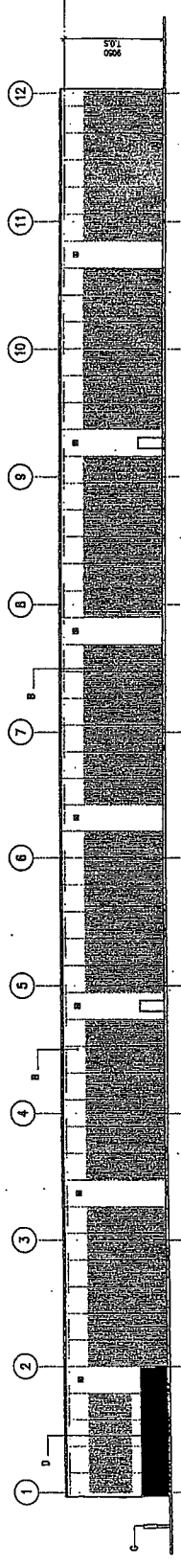
Site Plan
Part of Lot 3,
Concession 3
APPLICANT:
FIRST GULF KEELE
HOLDINGS INC.



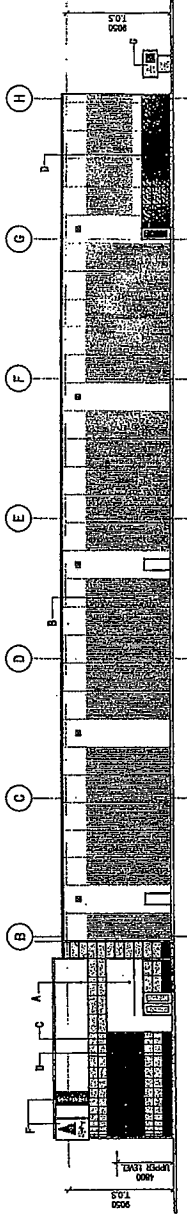
NORTH 407 ELEVATION



EAST ELEVATION



SOUTH (GREAT GULF DRIVE) ELEVATION



WEST ELEVATION

- LEGEND**
- A. WHITE ARCHITECTURAL PRODUCT CONCRETE PANELS LIGHT SHADE/LOT FINISH W/ MESH REVEALS
 - B. PRESTRESSED PRECAST CONCRETE SLAB WITH SANDER PANELS
 - C. CORUM WALL SYSTEMS COMPRESSED OF CLEAN ANODIZED FINISH ALUMINUM, INTERIOR WALL PANELS WITH VERTICAL AND HORIZONTAL BELLINGS, SHEET METAL INSULATION, VERTICAL GUTS CLADDING & HORIZONTAL BELLINGS.
 - D. GLAZED SPANDREL PANELS AS (C) ABOVE WITH SOLID BACKING, INSULATION & DAMAGED BACKING SHEET.
 - F. INTERNALLY ILLUMINATED SIGNAGE
 - G. FEDERAL SIGN

Elevation Plan

Part of Lot 3,
Concession 3

APPLICANT:
FIRST GULF KEELE
HOLDINGS INC.



Community Planning Department

Attachment 3

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