

**SITE DEVELOPMENT FILE DA.04.058
9000 KEELE STREET INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.04.058 (9000 Keele Street Inc.) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit the development of three industrial buildings and one public storage building, on a 2.33ha lot as follows:

- Building "A": a 1,623.95m², eight-unit industrial building with a mezzanine;
- Building "B": a 2,877.98m², industrial building with a mezzanine;
- Building "C": a 4,181.80m², industrial building with a mezzanine; and,
- Building "D": a 2,870.87m², 2-storey, multi-unit public storage building connected on the second floor within the roof.

Background - Analysis and Options

The subject lands (Attachment #1) are located south of Rutherford Road on the west side of Keele Street (9000 Keele Street), in Part of Lot 14, Concession 4, City of Vaughan. The property is vacant and backs onto the CN Rail MacMillan Yard.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

Building "A" (Multi-Unit Industrial)

The rectangular-shaped building will be constructed to a height of 8.2m. The building materials consist of white pre-cast panels and blue spandrel and reflective glass. The primary facades are located on the east and south elevations facing Keele Street and a private driveway, respectively. These elevations are designed with double door entries framed in white pre-cast panels and ground floor windows, with smooth white pre-cast banding and blue coloured second storey windows above. The remaining two façades are of the same design with white precast panels and a series of square windows on the upper portion of the building. The north elevation consists of eight drive-in doors and nine man doors, which will be screened by Building "B".

Buildings "B" and "C" (Industrial)

The square-shaped buildings will be constructed to a height of 9.7m and are of the same design. The building materials consist of white smooth and ribbed pre-cast panels and blue spandrel and reflective glass. The primary facades are located on the east elevation facing Keele Street with two entrances serving Building "C" and one entrance serving Building "B". The entries are framed

in blue glass and white precast panels, with a series of alternating horizontal white pre-cast banding and blue glass windows. The remaining facades for both buildings consist of ribbed white pre-cast panels and square blue glass windows. Both loading areas are located on the west elevation, with four loading dock doors serving Building "B", and six loading dock doors serving Building "C". Both buildings provide one drive-in door on each of the north and south elevations.

Building "D" (Public Storage Building)

The rectangular shaped buildings will be constructed to a height 8.3m. The building is separated on the ground floor by a north and south wing, but is connected on the second floor within the roof. The building materials consist of blue asphalt shingles, white metal siding, white concrete block and white ribbed metal drive-in doors. The building will face the rear of Buildings "A to C" (west elevation). The main office entry is located on the south side of the south-wing. The east and west elevations for both buildings are of the same design, consisting of a series of drive-in doors on the ground floor, with a peaked roof and a series of square-shaped blue windows above.

Relationship to Vaughan Vision 2007

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

Conclusion

Staff are satisfied with the proposed elevations for the three industrial buildings and one public storage building. The roof-top mechanical equipment located along the easterly edge of Buildings "A", "B" and "C" are screened from the view of Keele Street.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan, Building "A"
4. Elevation Plan, Building "B"
5. Elevation Plan, Building "C"
6. Elevation Plan, Building "D"

Report prepared by:

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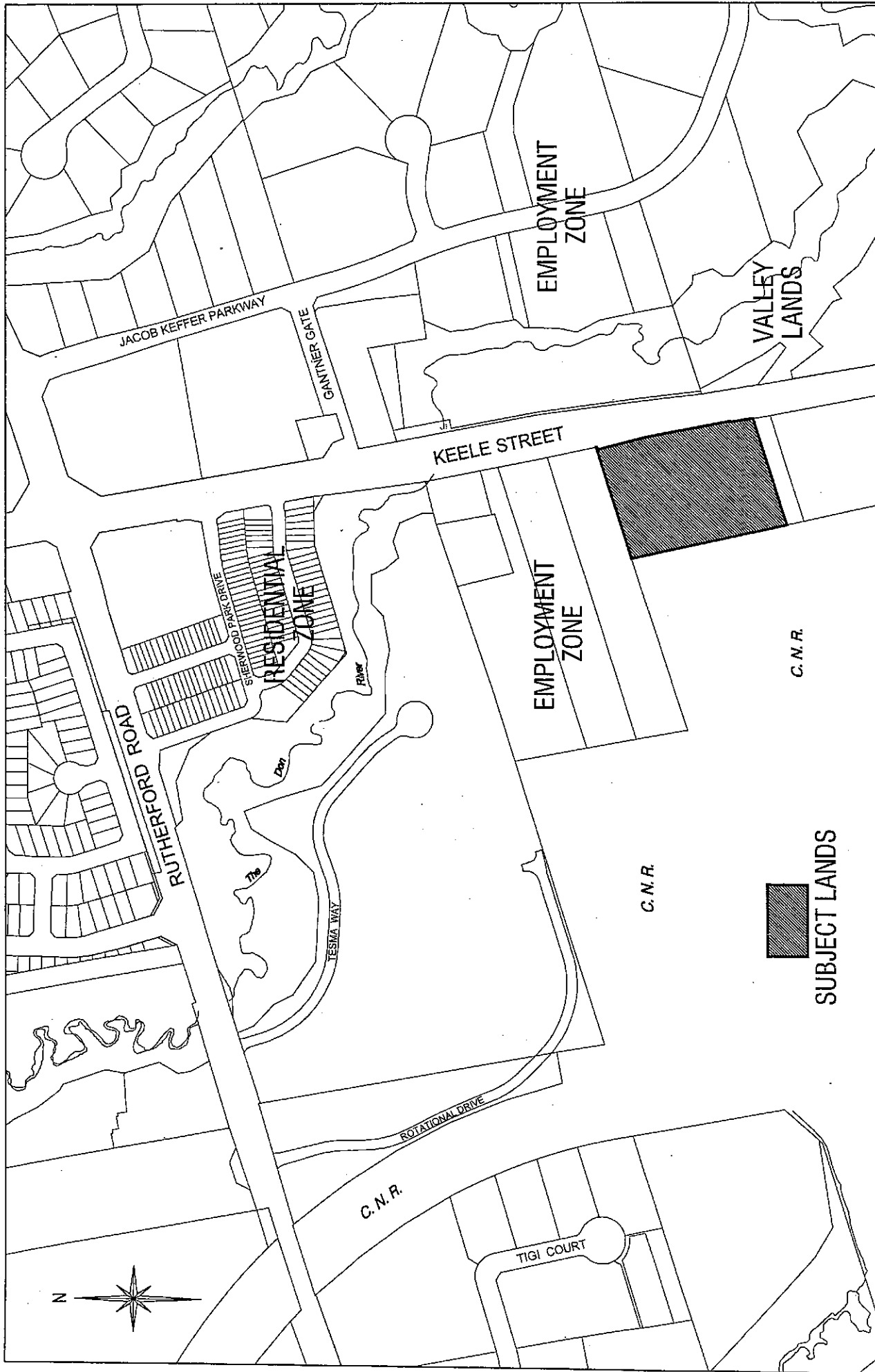
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Part of Lot 14,
Concession 4
APPLICANT:
9000 KEELE STREET INC.
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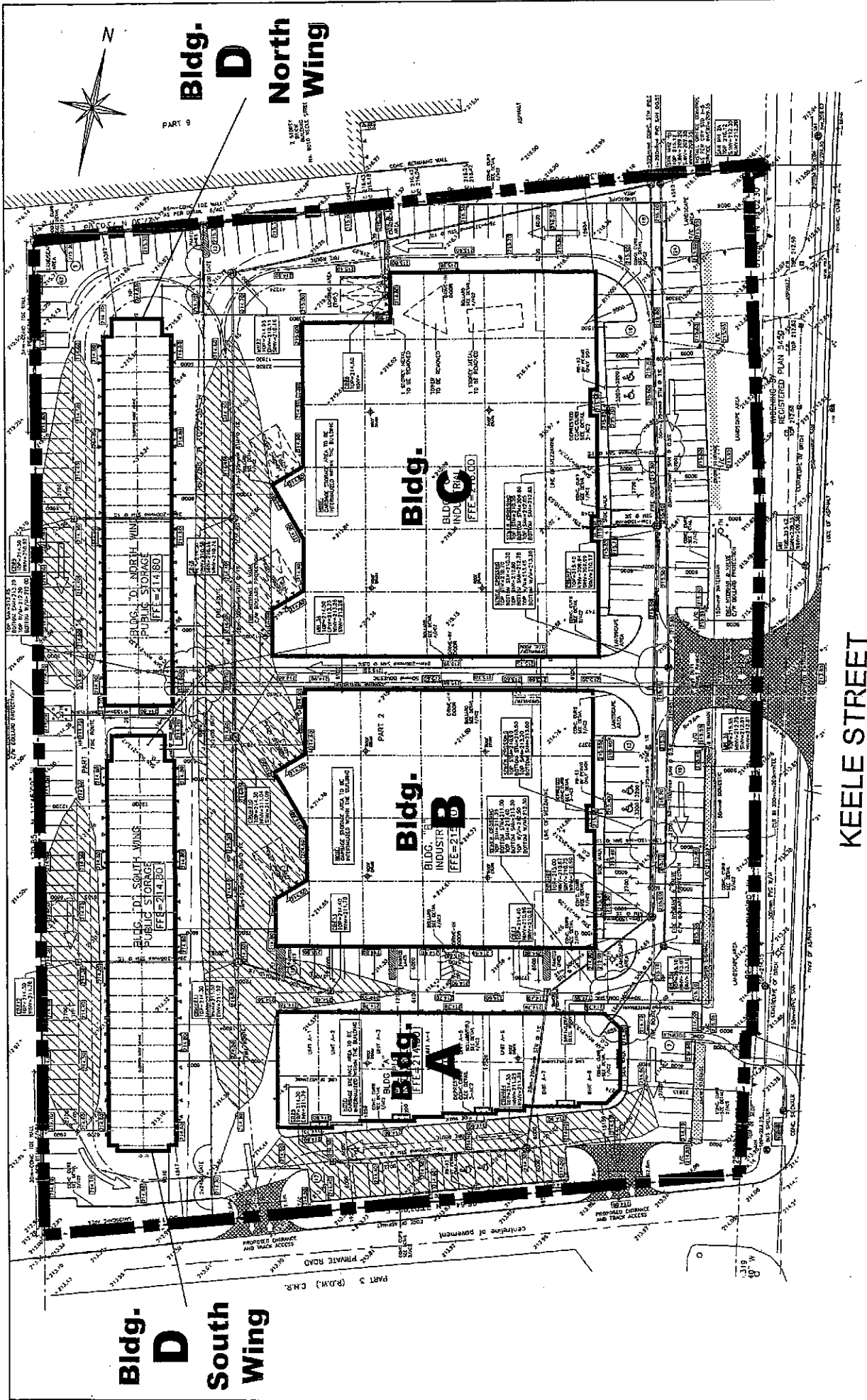
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Attachment

1

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Not to Scale
May 12, 2005



KEELE STREET

SUBJECT LANDS

Attachment
2

FILE No.:
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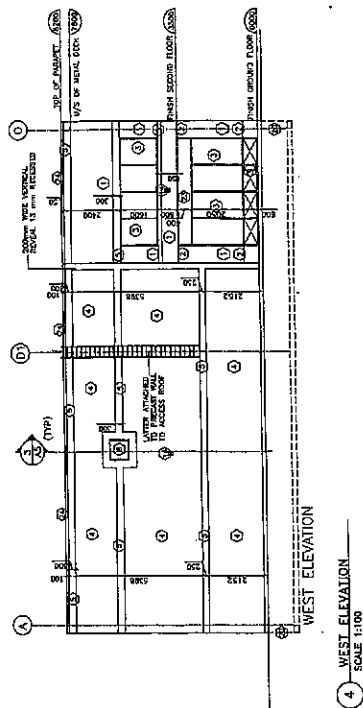
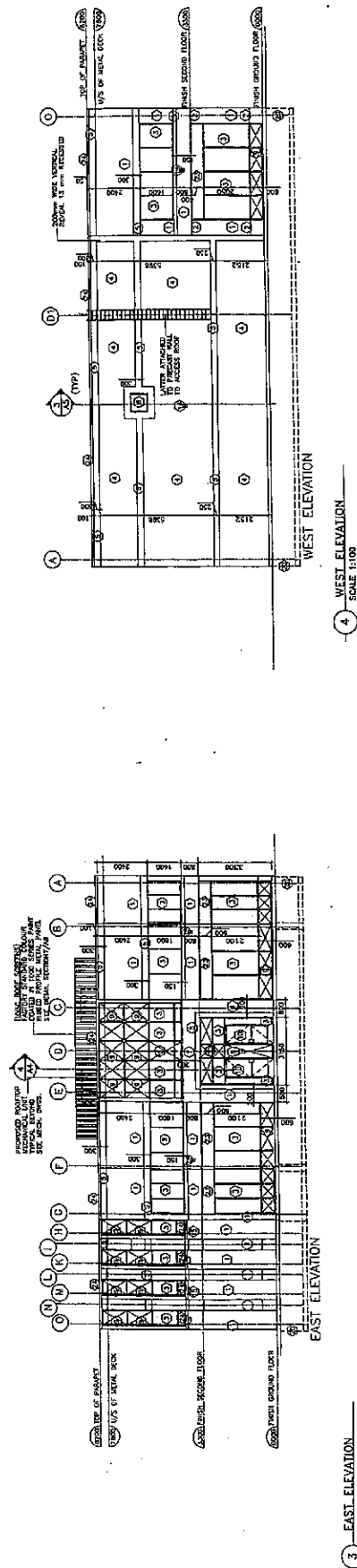
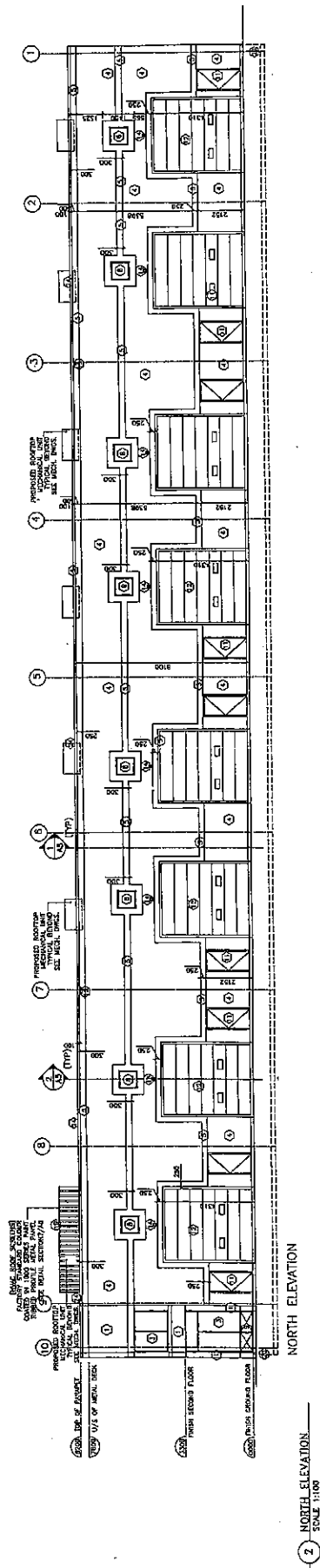
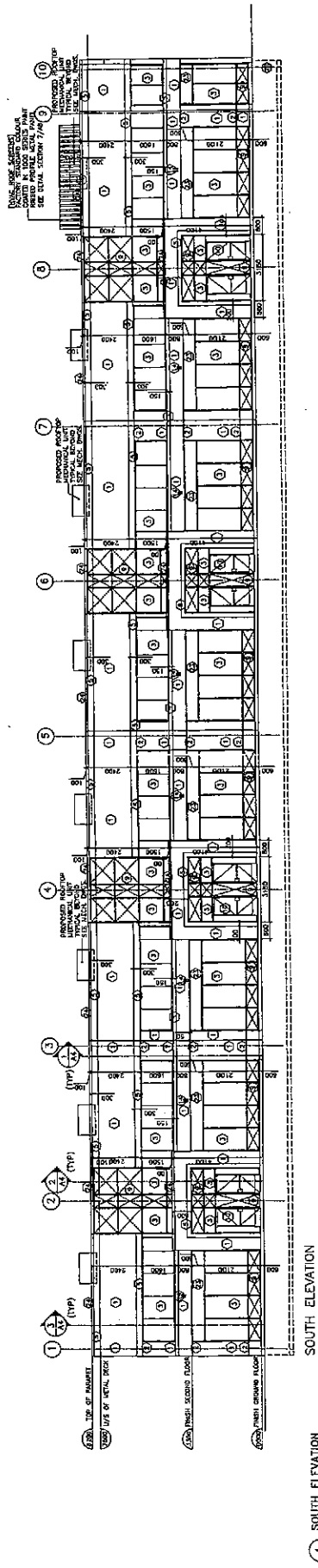
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Site Plan

Part of Lot 14,
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Elevations - Building "A"

Part of Lot 14,
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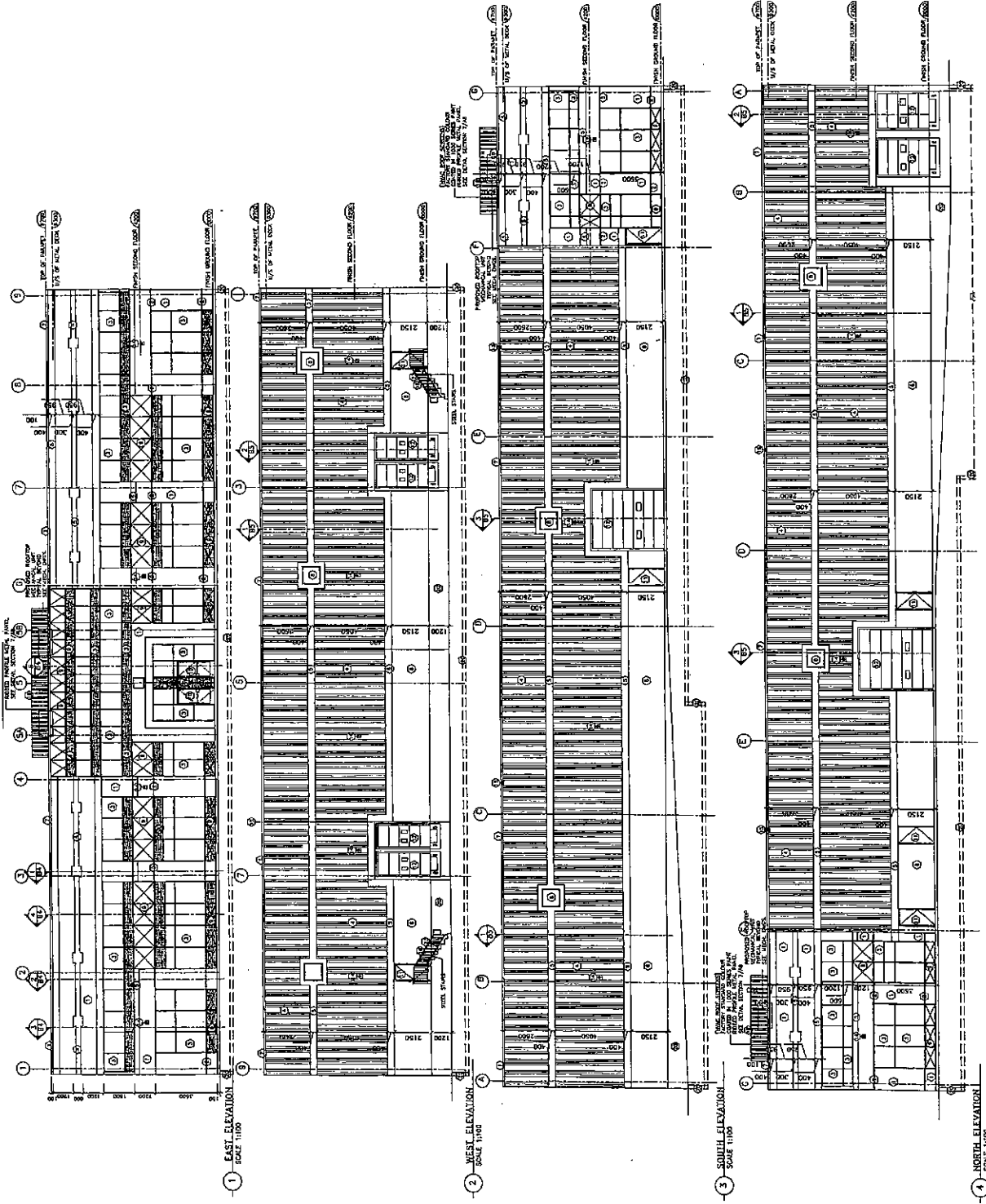
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Attachment 3

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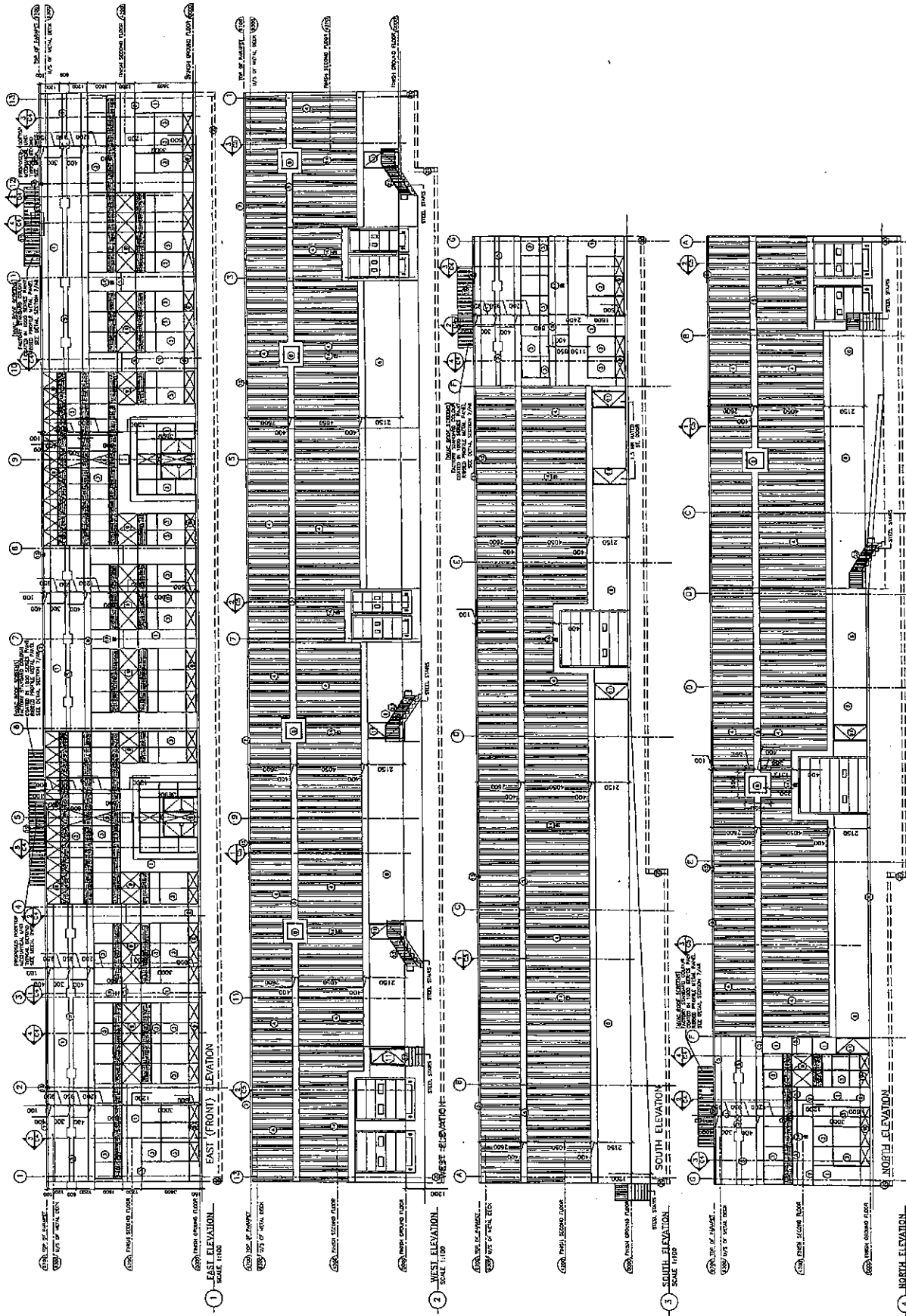


Elevations - Building "B"

Part of Lot 14,
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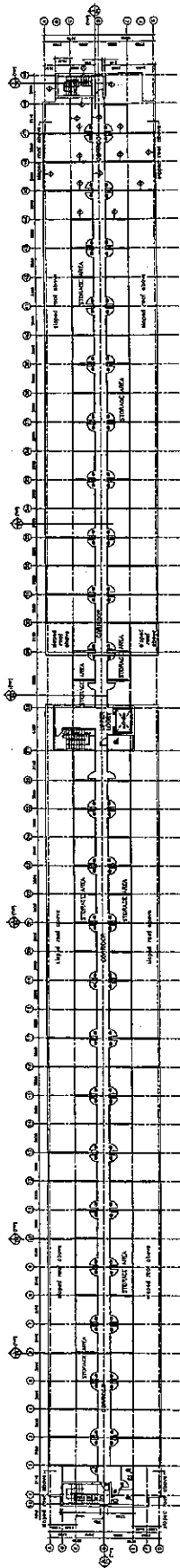
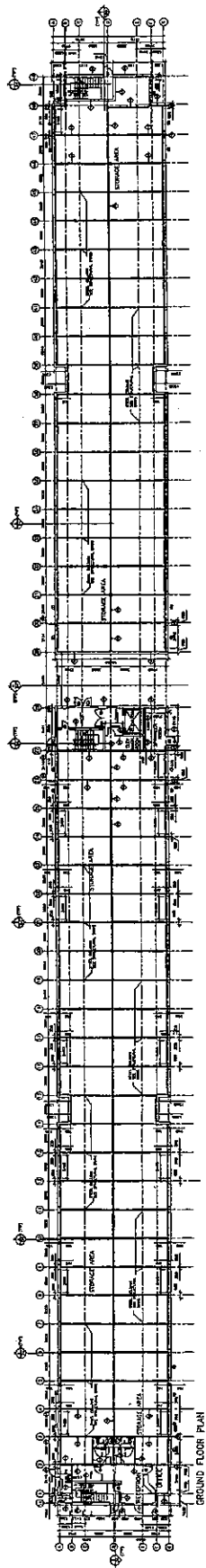


Elevations - Building "C"

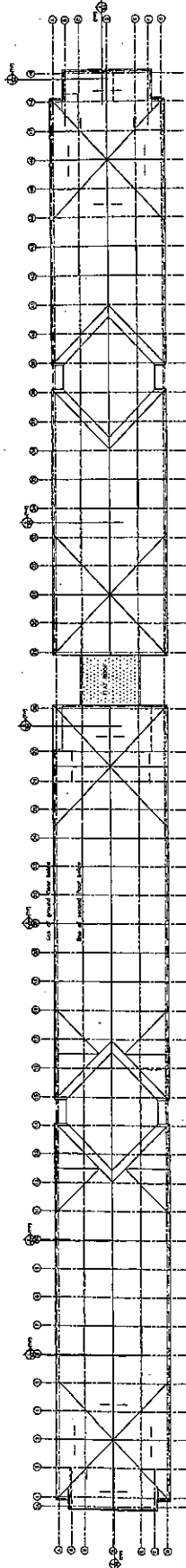
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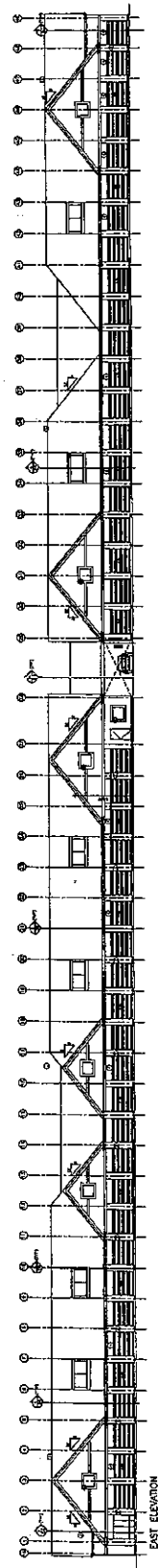
Attachment 5
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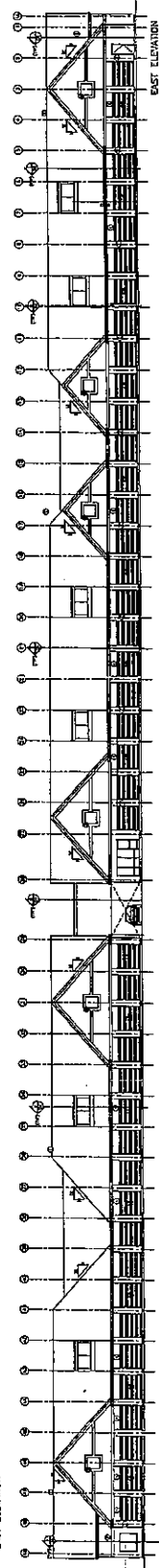
SECOND FLOOR PLAN



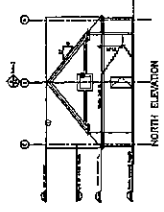
ROOF FLOOR PLAN



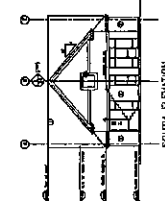
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

Elevations - Building "D"

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