

**COMMITTEE OF THE WHOLE MAY 29, 2006**

**SITE DEVELOPMENT FILE DA.05.039**  
**7700 KEELE STREET LIMITED**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.039 (7700 Keele Street Limited) BE APPROVED.

**Economic Impact**

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

**Purpose**

The Owner has submitted a Site Development Application to permit revisions to the Keele Street elevation for an existing 19,513.8m<sup>2</sup> multi-unit industrial building on a 5.18ha lot.

**Background - Analysis and Options**

The subject lands (Attachment #1) are located southwest of Regional Road 7 and Keele Street, in Part of Lots 5 and 6, Concession 4, City of Vaughan.

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 development conforms and complies with the Official Plan and Zoning By-law, respectively.

The site plan provided on Attachment #2 shows an existing irregular-shaped building. The front wall facing Keele Street will be reconstructed to a height of 8m, with signage boxes above the four main entries increasing the height to 8.9m. The building materials consist of brown brick, beige stucco and blue glazed windows. The primary façade is located on the east elevation facing Keele Street and will be re-designed with lower level windows framed in stucco, with four main entries, designed with glass double doors, framed in brick and stucco, with signage boxes above. The southeast corner will be designed for an eating establishment, with two of three glass double door entries framed in stucco on the east elevation to the outdoor patio, with the remaining entry wrapping around on the south elevation.

The remaining three facades are existing and are of similar design and consist of brown brick and prefinished grey metal cladding along portions of the roof-line, with overhead doors provided on the south and west elevations. The roof-top mechanical equipment is screened from the view of the adjacent streets.

The applicant has agreed to provide additional planting and enhanced architectural treatment on the north elevation facing Regional Road 7 to the satisfaction of the Development Planning Department.

**Relationship to Vaughan Vision 2007**

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

**Conclusion**

The Development Planning Department is satisfied with the proposed revised east elevation for the existing multi-unit industrial building.

**Attachments**

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

**Report prepared by:**

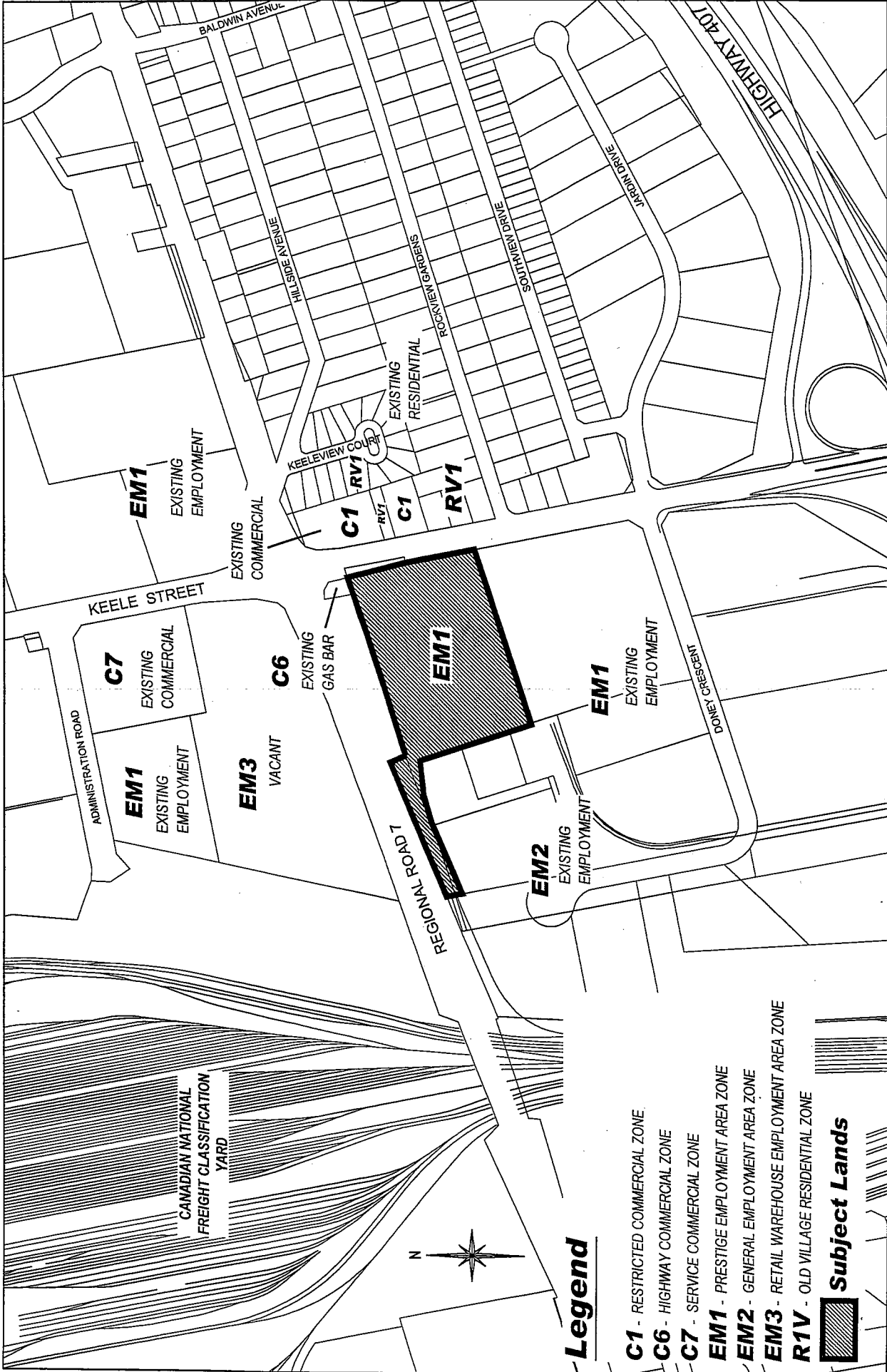
Christina Napoli, Planner, ext. 8483  
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- C1** - RESTRICTED COMMERCIAL ZONE
- C6** - HIGHWAY COMMERCIAL ZONE
- C7** - SERVICE COMMERCIAL ZONE
- EM1** - PRESTIGE EMPLOYMENT AREA ZONE
- EM2** - GENERAL EMPLOYMENT AREA ZONE
- EM3** - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- RV1** - OLD VILLAGE RESIDENTIAL ZONE

**Subject Lands**

**Location Map**

Part Lots 5 & 6,  
Concession 4

APPLICANT:  
7700 KEELE STREET LIMITED

INVESTIGATION NUMBER: 05.038

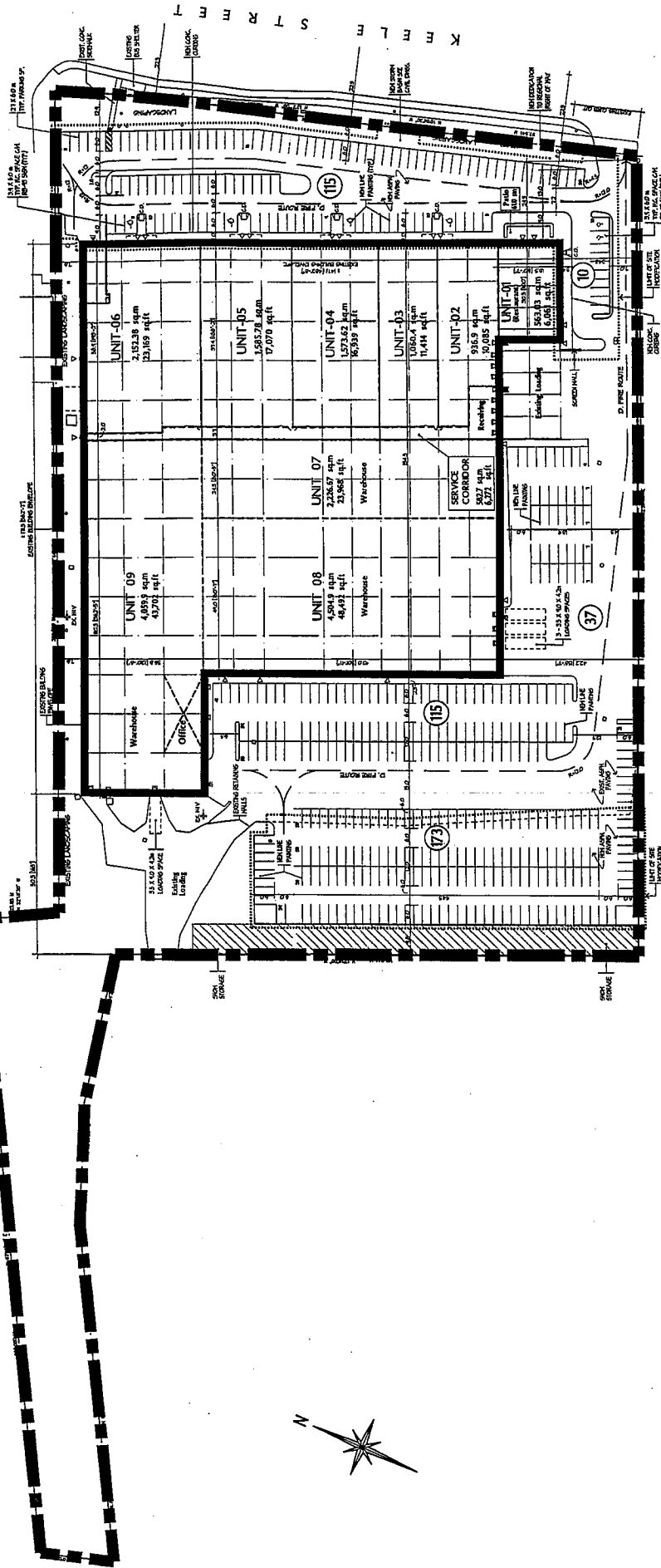


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**Attachment**

FILE No.:  
DA.05.039  
Not to Scale  
May 03, 2006

REGIONAL ROAD 7



**Legend**

■■■■■ Subject Lands

**Site Plan**

Part Lots 5 & 6,  
Concession 4

APPLICANT:  
7700 KEELE STREET LIMITED

NUPRTI ATTACHMENT/DRAWN 05/03



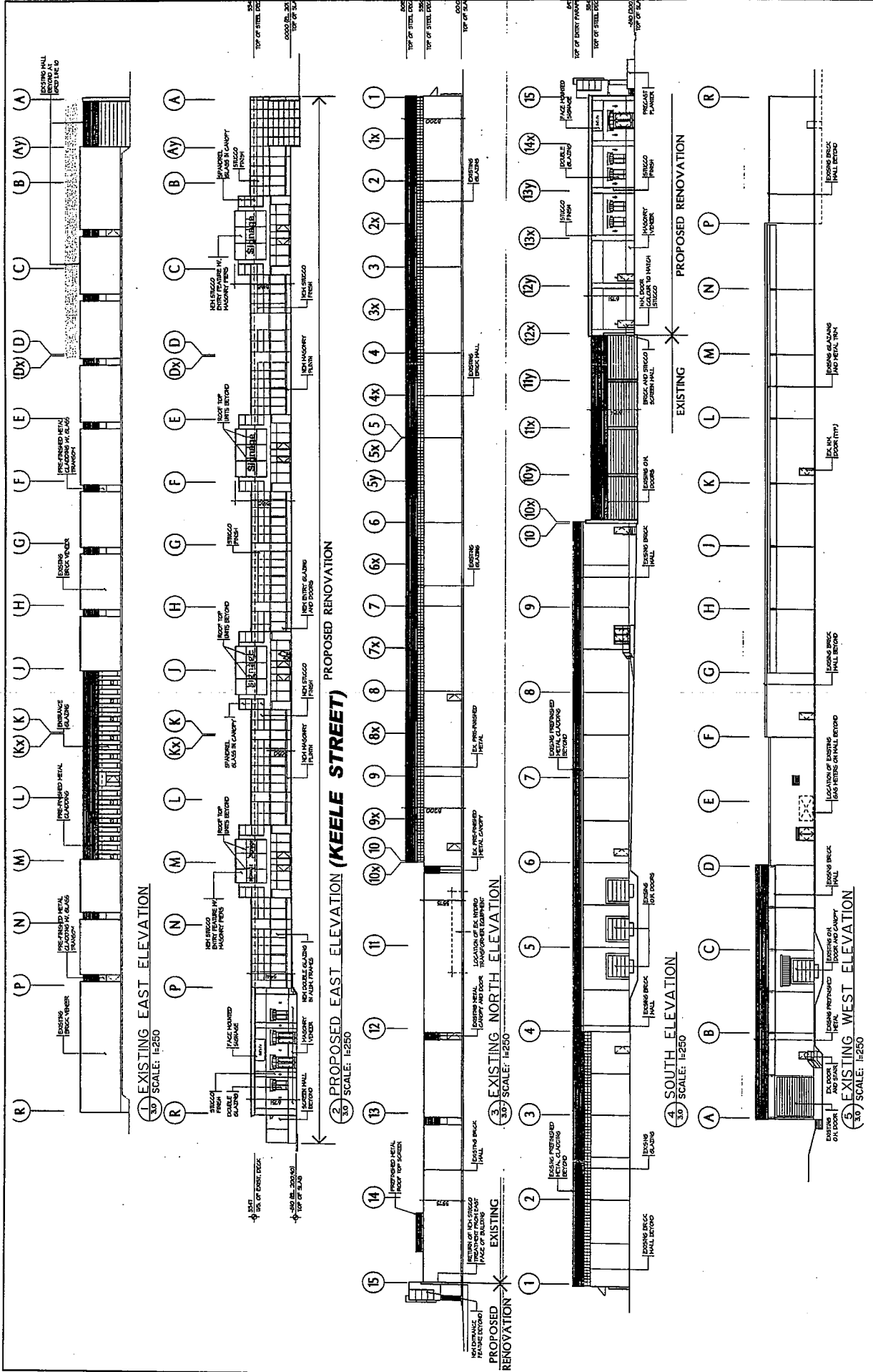
Development Planning Department

**Attachment 2**

FILE No.:  
DA.05.039

Not to Scale

May 03, 2006



# Elevations

Part Lots 5 & 6,  
Concession 4

APPLICANT:  
7700 KEELE STREET LIMITED

NORTH ATTACHMENT/ISSUES 05.03.09



Development Planning Department