

COMMITTEE OF THE WHOLE SEPTEMBER 5, 2006

SITE DEVELOPMENT FILE DA.05.021
ROWHEDGE CONSTRUCTION LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.021 (Rowhedge Construction 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 the development of two, multi-unit employment use buildings with mezzanines (Building "A", 6,104m² and Building "B", 5,388.27m²) on a vacant 2.45ha lot.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the east side of Keele Street, south of Rutherford Road (9131 Keele Street and 90 Jacob Keefer Parkway), in Part of Lot 15, Concession 3, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM3 Retail Warehouse Employment Area Zone by By-law 1-88 and further subject to Exceptions 9(673C) and 9(732). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The site plan provided on Attachment #2 shows two irregular shaped buildings that will be constructed to a height of 10.2m, with architectural features above the two main entrances of both buildings increasing the height to 11.4m, as shown on Attachments #3 and #4. The building materials consist of aggregate and smooth "buff" precast panels and spandrel and reflective "champagne" glass windows. The primary façade for Building "A" is located on the west elevation facing Keele Street (Attachment #3) and for Building "B" on the east elevation facing Jacob Keefer Parkway (attachment #4). The two buildings are of similar design and consist of two main double glass door entries framed in glass and precast panels, with alternating upper and lower level windows and precast banding which continues on the south elevation facing Gantner Gate.

The recessed loading area consists of alternating aggregate and smooth precast panels, which is screened from view of Keele Street by Building "A" and from view of Jacob Keefer Parkway by Building "B". The roof-top mechanical equipment is also screened from view of the adjacent streets.

The site plan provides for 208 parking spaces which meets the minimum zoning by-law parking requirements, with a surplus of 15 spaces.

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 elevations for the two multi-unit employment use buildings.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (Building "A")
4. Elevation Plan (Building "B")

Report prepared by:

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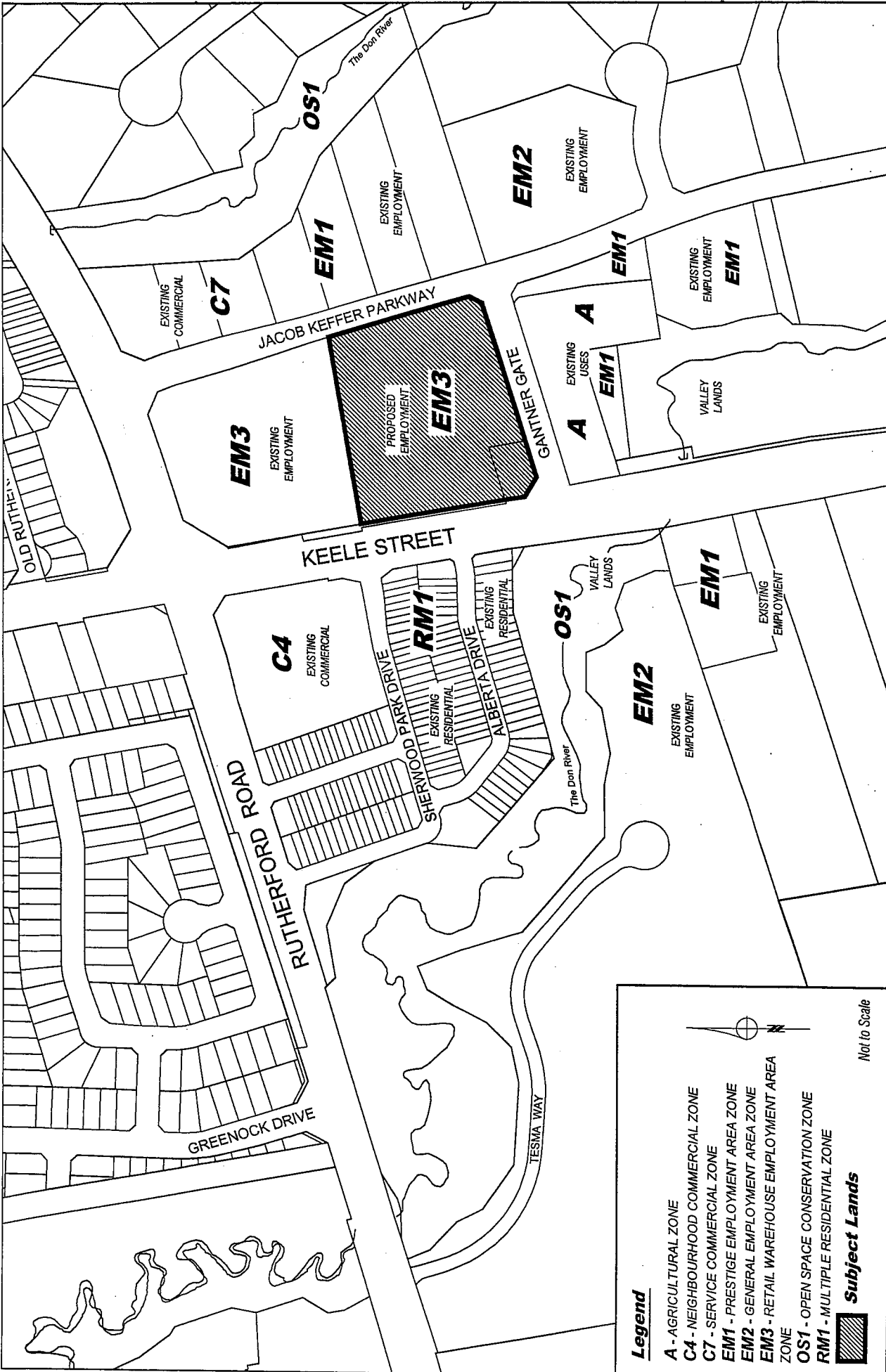
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Legend

- A - AGRICULTURAL ZONE
- C4 - NEIGHBOURHOOD COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM3 - RETAIL WAREHOUSE EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- RM1 - MULTIPLE RESIDENTIAL ZONE



Subject Lands

Not to Scale



Location Map

Part of Lot 15,
Concession 3

APPLICANT:
ROWHEDGE CONSTRUCTION LIMITED

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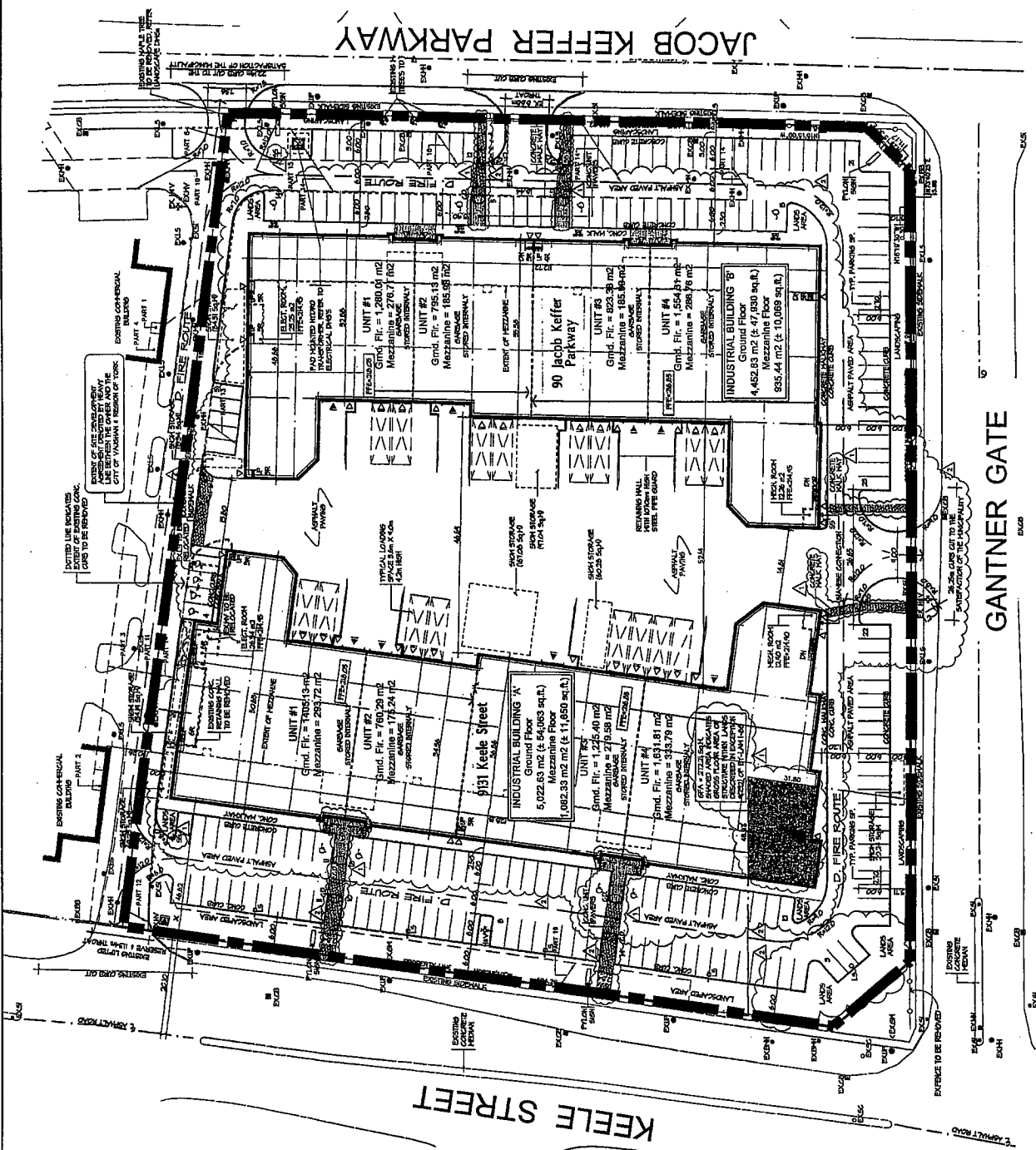
Development Planning Department

Attachment

FILE No.:
DA.05.021

August 11, 2006





Subject Lands

Not to Scale

Site Plan

Part of Lot 15,
Concession 3

APPLICANT:
ROWHEDGE CONSTRUCTION LIMITED

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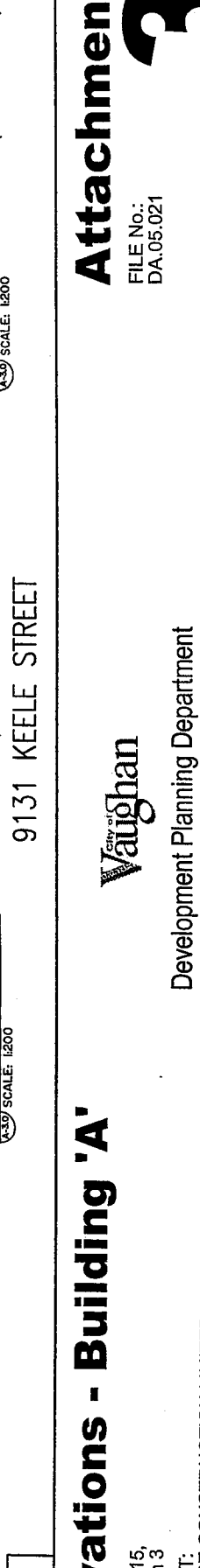
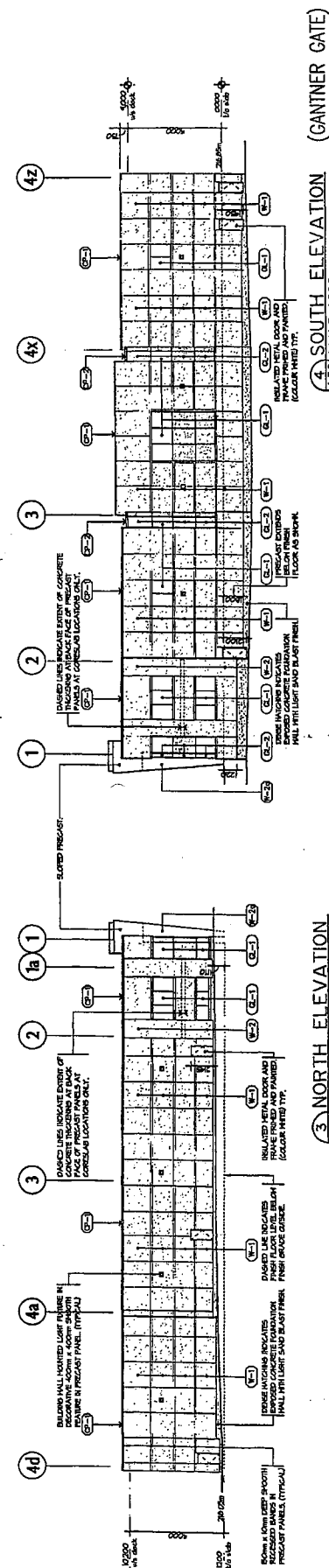
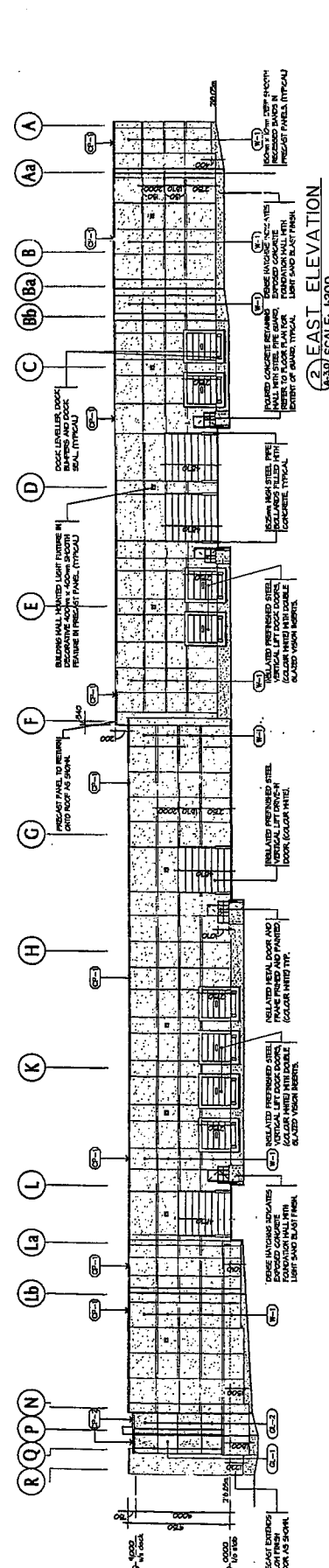
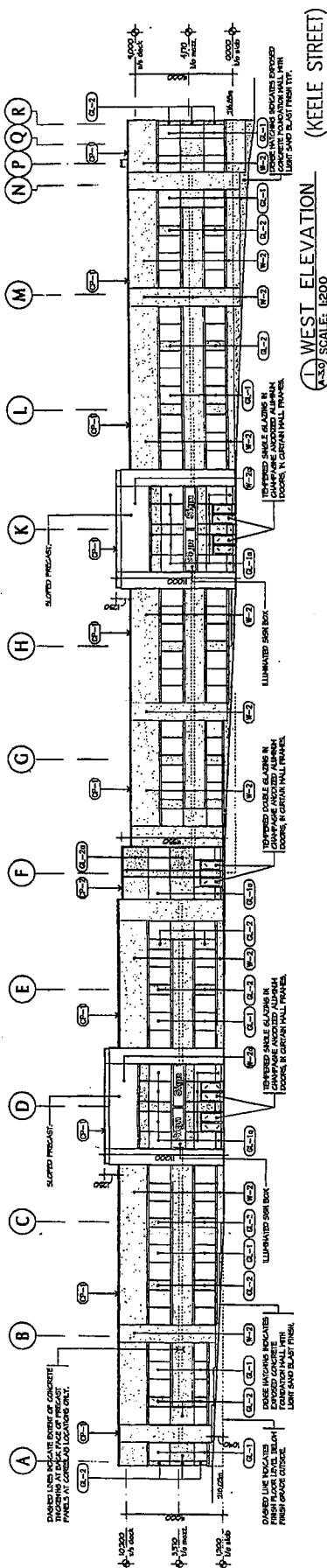


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Attachment 2

FILE No.:
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9131 KEELE STREET

Attachment 3

FILE No.: DA.05.021

August 11, 2006



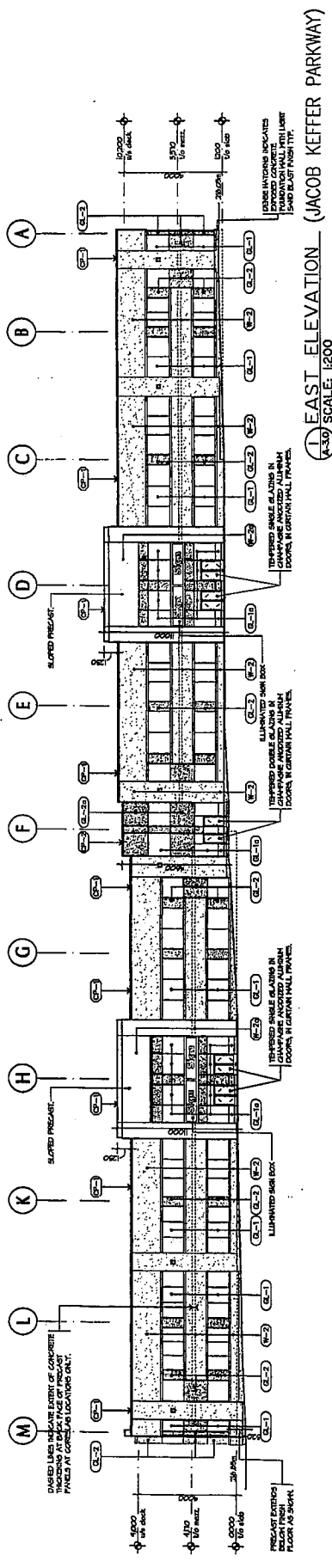
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Elevations - Building 'A'

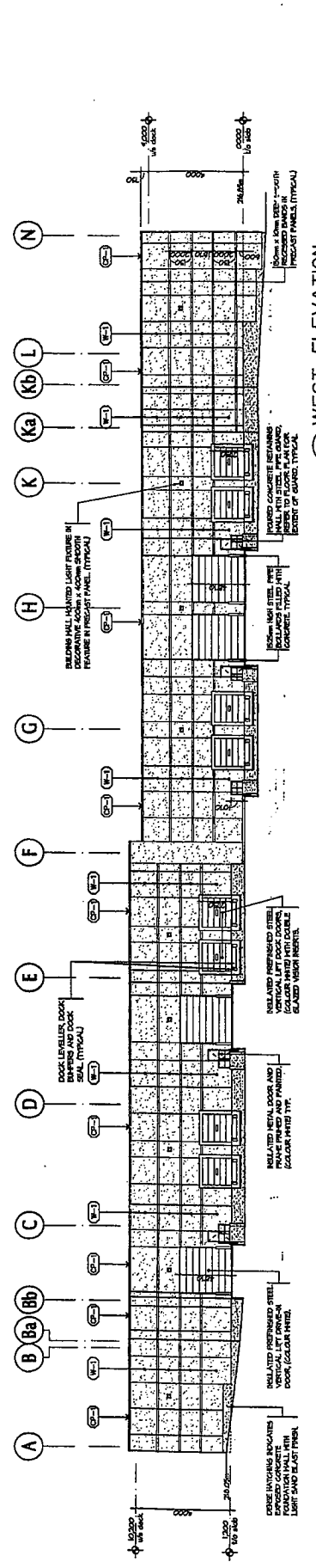
Part of Lot 15, Concession 3

APPLICANT: ROWHEDGE CONSTRUCTION LIMITED

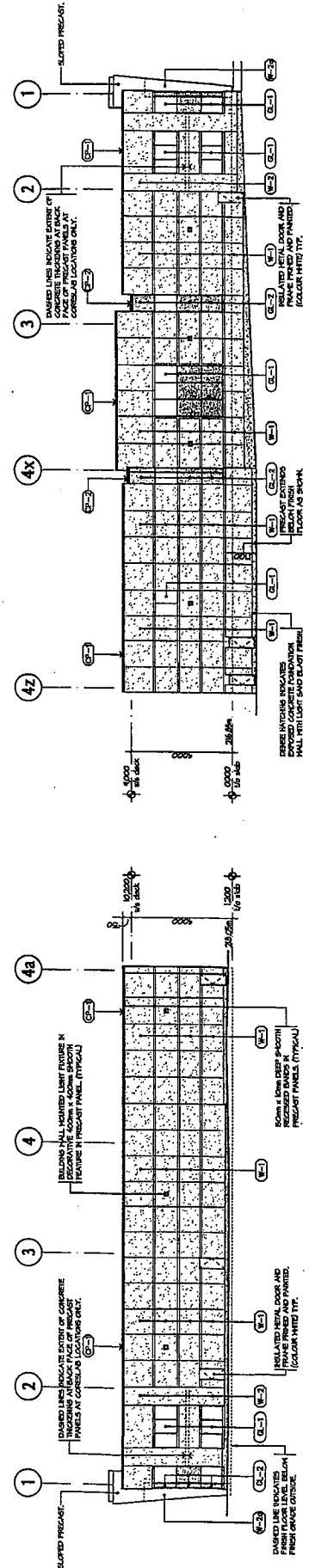
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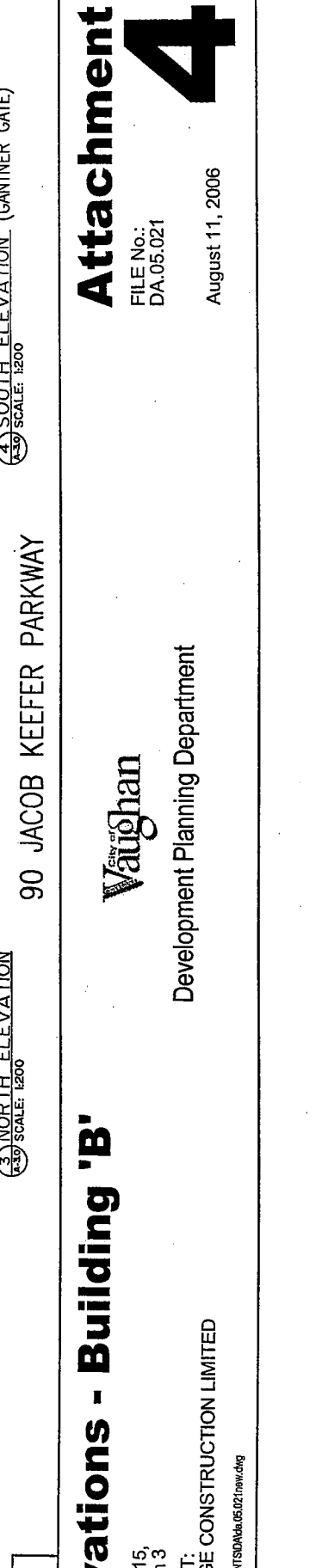
1 EAST ELEVATION (JACOB KEEFER PARKWAY)
SCALE: 1:200



2 WEST ELEVATION
SCALE: 1:200



3 NORTH ELEVATION
SCALE: 1:200



4 SOUTH ELEVATION (GANTNER GATE)
SCALE: 1:200

Not to Scale

90 JACOB KEEFER PARKWAY

Attachment 4
FILE No.: DA.05.021
August 11, 2006

City of Vaughan
Development Planning Department

Elevations - Building 'B'
Part of Lot 15,
Concession 3
APPLICANT: ROWHEDGE CONSTRUCTION LIMITED
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