

COMMITTEE OF THE WHOLE JUNE 14, 2011

**SITE DEVELOPMENT FILE DA.11.037
CONNIE DRYWALL LIMITED, MARY LOU ENTERPRISES LIMITED
WARD 4**

Recommendation

The Acting Commissioner of Planning and Director of Development Planning recommend:

1. THAT Site Development File DA.11.037 (Connie Drywall Limited, Mary Lou Enterprises Limited) BE APPROVED, to permit the new building elevations on the east (Keele Street) and partial south facades of the existing employment use building, as shown on Attachment #4, subject to the following condition:
 - a) that the final building elevations shall be approved to the satisfaction of the Vaughan Development Planning Department.

Contributions to Sustainability

N/A

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.037 to permit new building elevations for the east (Keele Street) and partial south facades of the existing employment use building as shown on Attachment #4. The existing architectural block will be replaced with a sand coloured textured stucco, together with new window units.

Background - Analysis and Options

The subject lands shown on Attachments #1 and #2 are located on the west side of Keele Street, north of Langstaff Road, municipally known as 8672 Keele Street, City of Vaughan. The 1.87 ha property is developed with a 2,463.2m² employment use building.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 and is pending final approval from the Region of York. The proposal to revise the south and east building elevations conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone, along Keele Street and EM2 General Employment Area Zone in the interior of the site in the manner shown on Attachment #2. The existing building is situated on the portion of the subject lands zoned EM1. The proposed revisions to the east and south building elevations has no impact on the existing zoning.

Site Plan Review

The Owner is not proposing any revisions to the subject lands other than the new south and east building elevations, which includes refinishing the existing architectural block with a neutral coloured (sand) stucco in two complimentary shades as shown on Attachment #4. New glazed window units will also be incorporated on the east elevation facing Keele Street. The final building elevations must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

There are no Regional implications associated with the proposal.

Conclusion

The Site Development Application has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied with the proposed revisions to the east and partial south building elevations. Accordingly, the Development Planning Department can support the approval of Site Development File DA.11.037, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Proposed Elevations

Report prepared by:

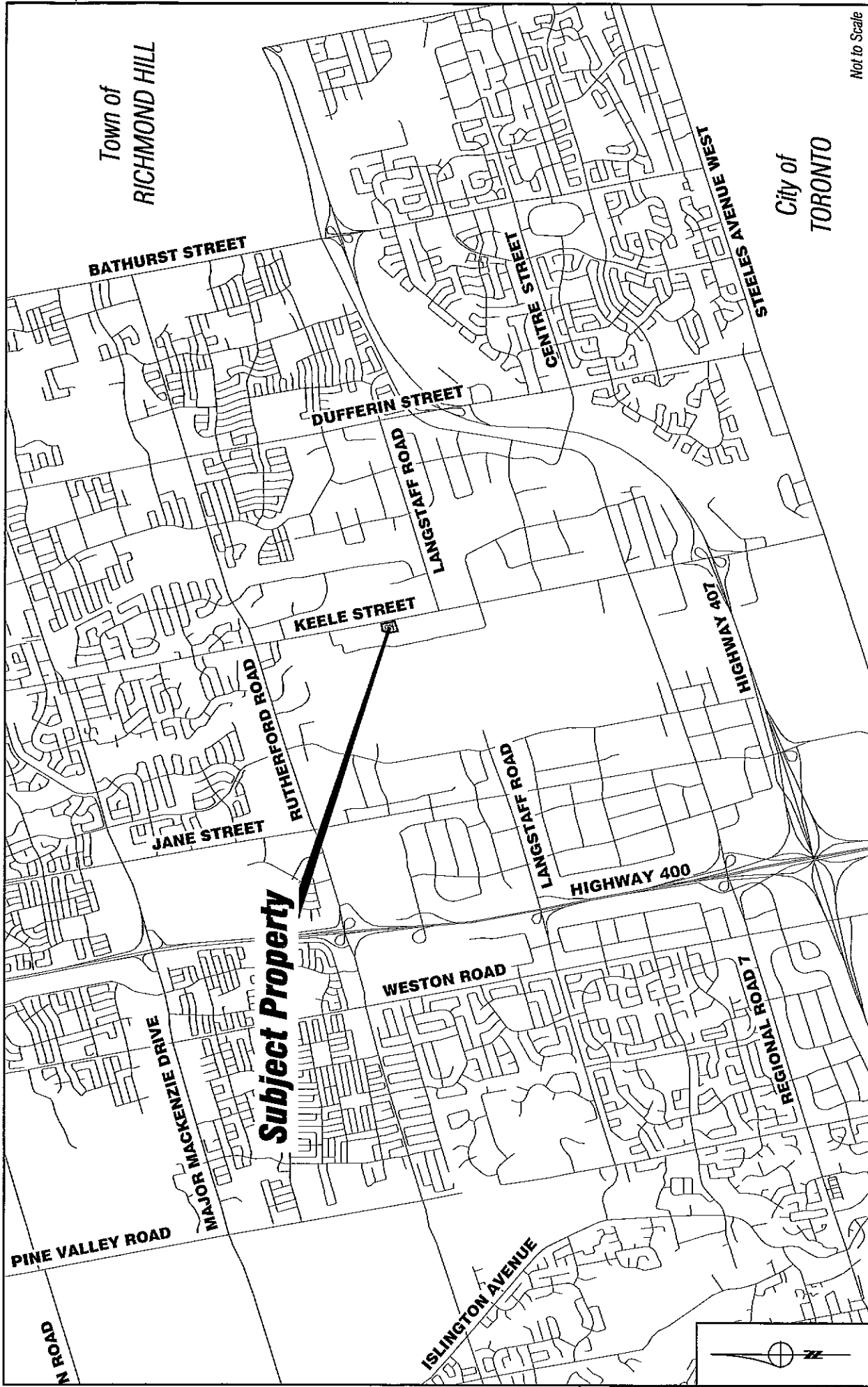
Arminé Hassakourians, Planner, ext. 8368
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Acting Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/CM



Not to Scale

TOWN of
RICHMOND HILL

City of
TORONTO

Attachment 1

FILES:
DA.11.037

DATE:
May 20, 2011



Context Location Map

LOCATION:
Part of Lot 12, Concession 4

APPLICANT:
Connie Drywall Limited, Mary Lou Enterprises Limited



Location Map

LOCATION:
Part of Lot 12, Concession 4

APPLICANT:
Connie Drywall Limited, Mary Lou Enterprises Limited

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Attachment

FILES:
DA.11.037

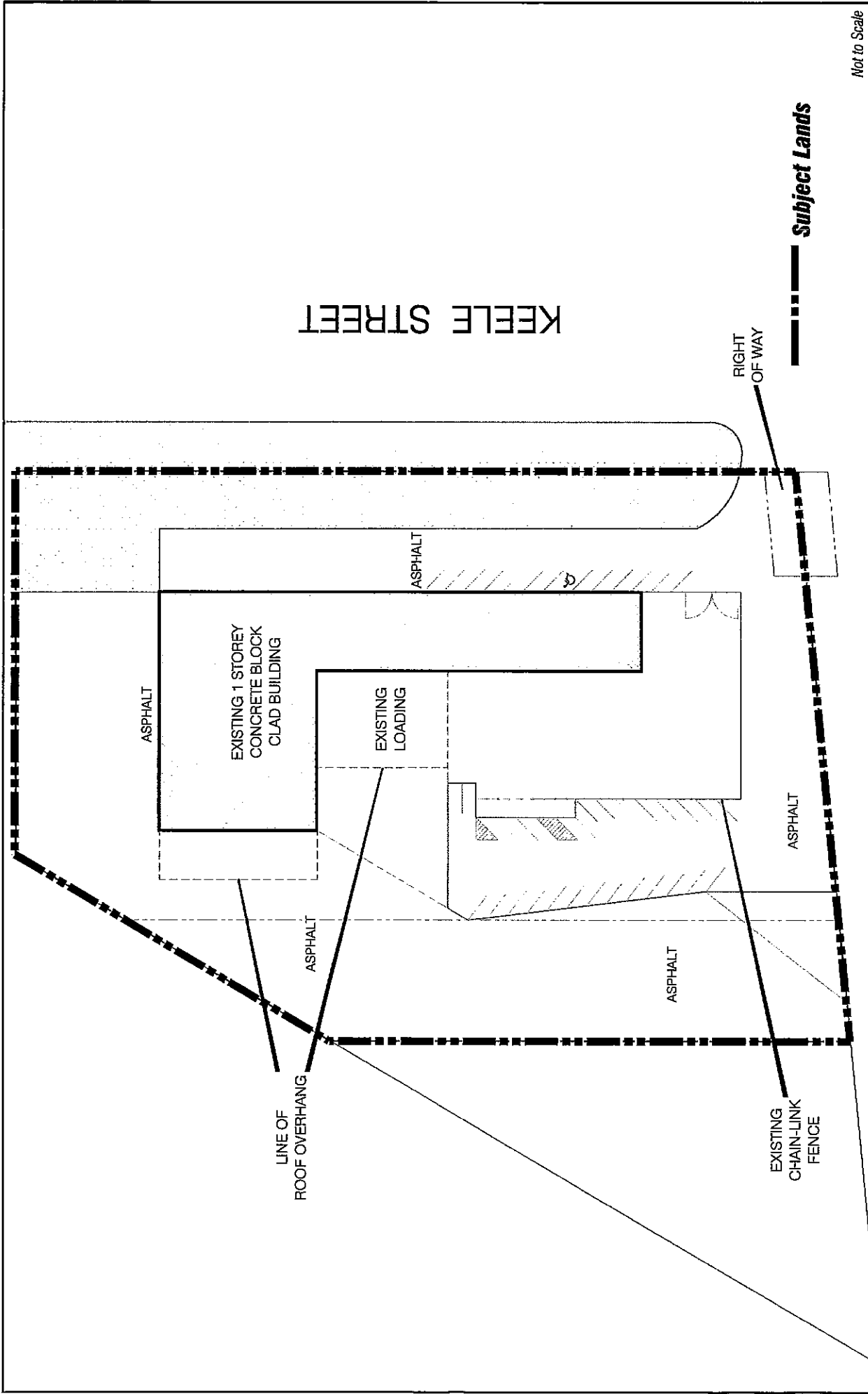
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Legend

- A - AGRICULTURAL ZONE
- EM1 - PRESITBE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM4 - PRESITBE EMPLOYMENT AREA ZONE





Not to Scale

KEELE STREET

RIGHT OF WAY

Subject Lands

ASPHALT

EXISTING 1 STOREY
CONCRETE BLOCK
CLAD BUILDING

EXISTING
LOADING

ASPHALT

ASPHALT

LINE OF
ROOF OVERHANG

ASPHALT

ASPHALT

EXISTING
CHAIN-LINK
FENCE

Existing Site Plan

LOCATION:
Part of Lot 12, Concession 4

APPLICANT:
Connie Drywall Limited, Mary Lou Enterprises Limited

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Attachment

FILES:
DA.11.037

DATE:
May 20, 2011

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