

COMMITTEE OF THE WHOLE JUNE 18, 2001

**SITE DEVELOPMENT APPLICATION
550 APPLEWOOD CRESCENT INC.
FILE: DA.01.035**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.01.035 (550 Applewood Crescent Inc.) BE APPROVED.

Purpose

On May 11, 2001, the Owner submitted a Site Development Application for a 7,974.39 m², two unit industrial building on a 1.66 ha site.

Background - Analysis and Options

Location

- Southwest corner of Applewood Crescent and Pennsylvania Avenue, abutting Highway #400
- Part of Lot 8 on Plan 65R - 2295 (550 Applewood Crescent)
- Part of Lot 8, Concession 5, City of Vaughan

Land Use Status

- Designation - "Prestige Area" by OPA #450
- Zoning - EM1 Prestige Employment Area Zone by By-law 1-88

Building Design

The irregular-shaped building will be constructed with a flat-roof to a height of 8.69 m, which extends to 9.29 m above the main entrance to the 2-storey office located on the west elevation facing Highway #400. The double doors of the main entrance are slightly recessed and are comprised of a dark gray/charcoal tinted glass. The same material is used directly above, to form a cantilevered circular arc, which projects beyond the main entrance and is supported by two silver coloured aluminum columns. White smooth finished precast concrete panels are used to frame the main entrance and the cantilevered area above. This material is used throughout the west elevation, as well as, the dark gray/charcoal tinted glass. The silver aluminum columns are also repeated, wherever support is required for the cantilevered portions of the building.

The remainder of the west elevation and the majority of the east elevation (facing Applewood Crescent) is comprised of a light gray ribbed precast. The east elevation has also integrated the white smooth finished precast panels and the dark gray/charcoal tinted glass in the location of the one-storey office.

The south and north elevations are interior sides and are not as visible as the west and east elevations. These elevations are comprised of light gray precast panels with a horizontal band along the upper portion of the building. Seven loading spaces and two overhead doors are located on the south elevation, and are angled to reduce the visibility of loading from Highway #400 and Applewood Crescent, in addition to the landscape screen that will be provided.

Conclusion

Staff are satisfied with the proposed building elevations, therefore, should Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevation

Report prepared by:

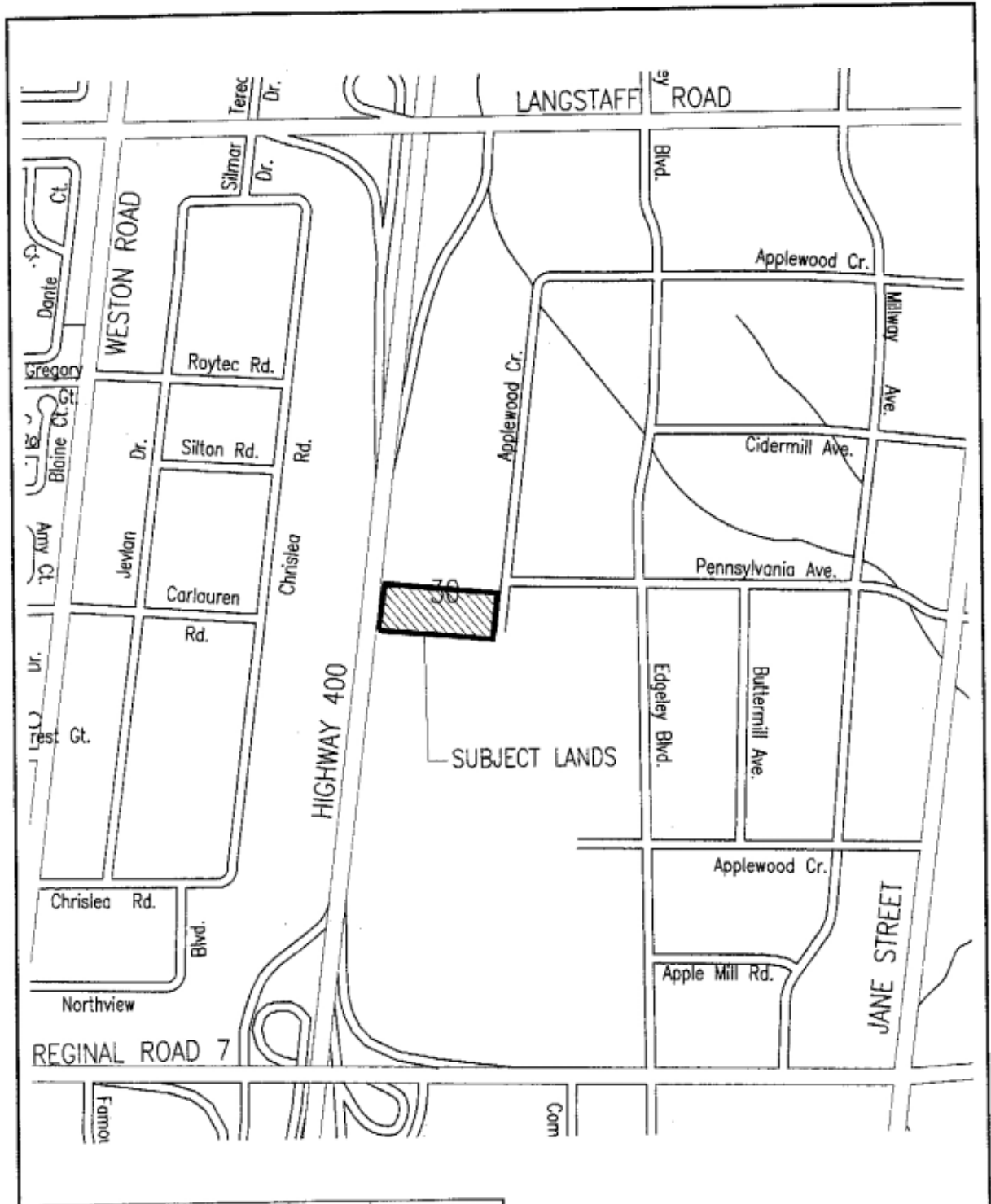
Arminé Hassakourians, Planner, ext. 8368
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

Respectfully submitted,

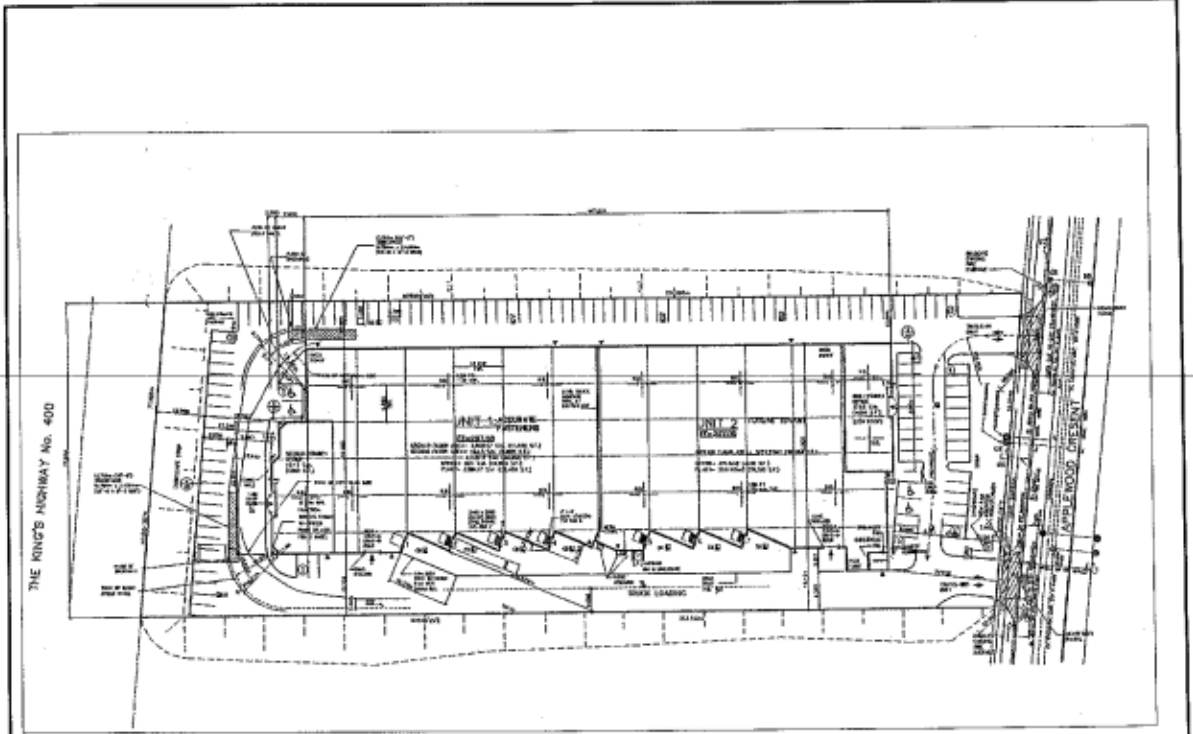
MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

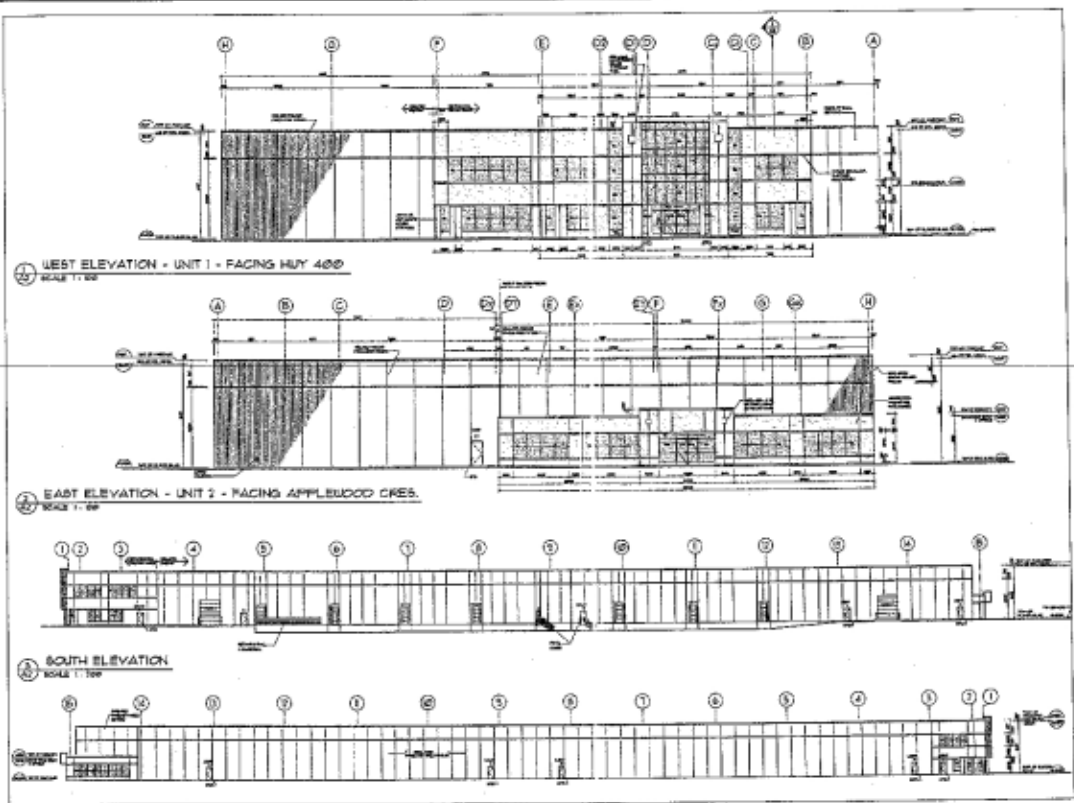
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ATTACHMENT "1" LOCATION MAP	FILE #:	REPORT #:	DATE: 18/05/01
	DA.01.035	LOCATION: LOT 8, CONC.5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 550 APPLEWOOD CRESCENT INC.	



ATTACHMENT "2" SITE PLAN	FILE #	REPORT #	DATE: 18/05/01
	DA01.035	100000 LOT 8, CONC-5	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: 550 APPLEWOOD CRESCENT INC.	



ATTACHMENT "3" ELEVATIONS	FILE #:	REPORT #:	DATE: 12/05/01
	DA.01.035	1000000 LOT B, CONC.5	SCALE: NOT TO SCALE
	CITY OF WAGYAH PLANNING DEPARTMENT		APPLICANT: 550 APPLEWOOD CRESCENT INC.