

COMMITTEE OF THE WHOLE APRIL 22, 2002

SITE DEVELOPMENT FILE DA.02.015 ALROB HOLDINGS INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.015 (Alrob Holdings Inc.) BE APPROVED.

Purpose

On March 1st, 2002, the Owner submitted a Site Development Application for two, one-storey industrial buildings with Gross Floor Areas of 4,004 m² (west) and 4,116 m² (east).

Background - Analysis and Options

The 1.66 ha site is located on Applewood Crescent, abutting Highway No. 400, north of Regional Road 7, in Lot 8, Concession 5, City of Vaughan.

Building Design

Two identical rectangular-shaped buildings are proposed, having flat roofs to a height of 8.48m. The main entrances, which include overhead canopies, are on the west elevation facing Highway No. 400 for Building "A" and the east elevation facing Applewood Crescent for Building "B".

The building materials for the front elevations consist mainly of blue glass glazing units and spandrel glass panels, with the remainder of the façade being white insulated pre-cast panels. These materials wrap around a portion of the north and south elevations.

The remainder of the elevations for Buildings "A" and "B" consist of white insulated pre-cast panels with decorative reveal. Windows are proposed along the upper portion of the north and south elevations.

In total, three pre-cast knock-out panels are located on the north and south elevations of each building, to be used as future drive-in doors. The loading doors are situated internal to the site at the rear of each building, and are not visible to any street.

All roof-top mechanical will be screened with white pre-finished aluminum to match the precast on the building façade.

Conclusion

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

Attachments

1. Location Map
2. Site Plan
3. Elevations Building "A"
4. Elevations Building "B"

Report prepared by:

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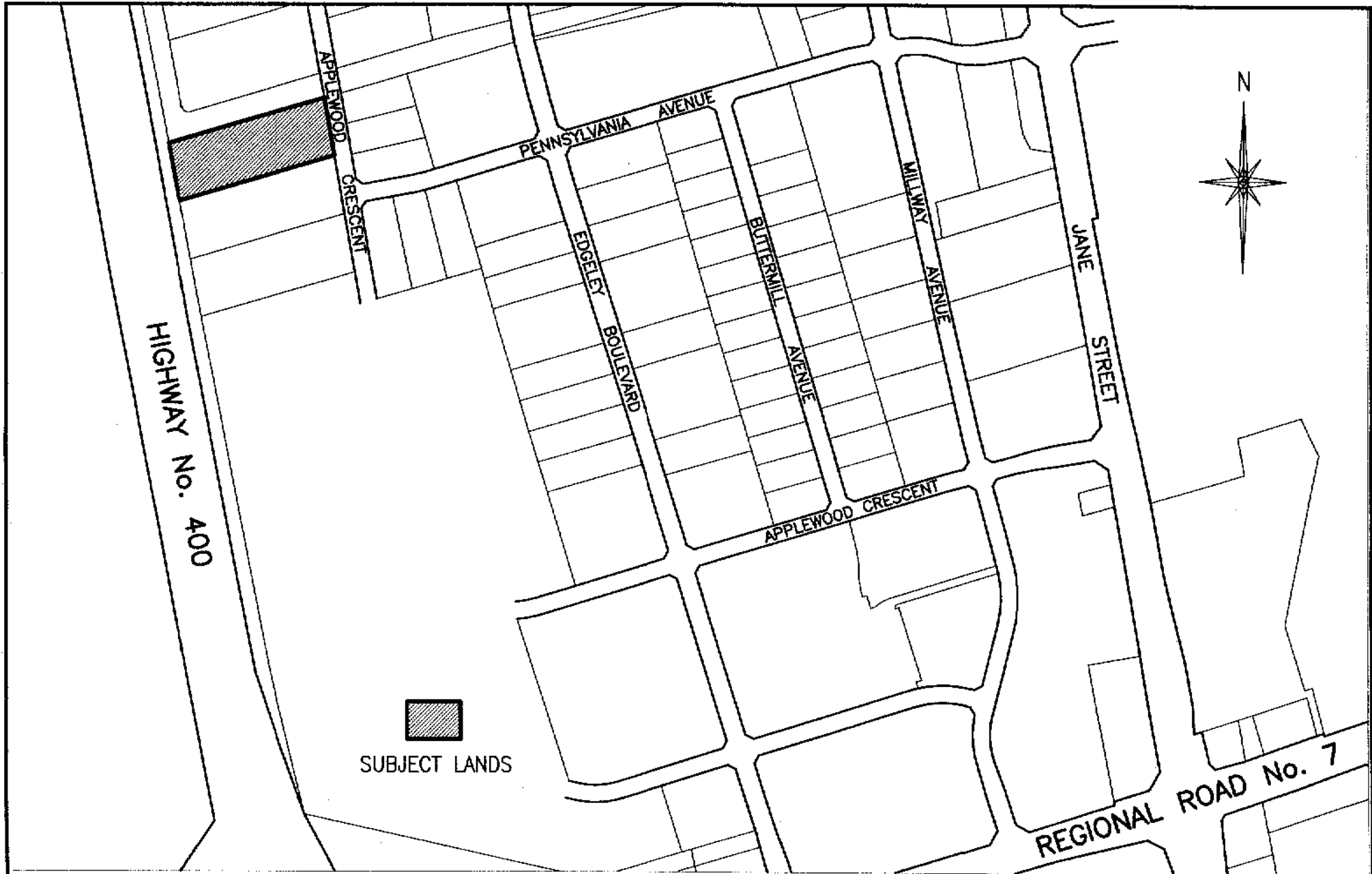
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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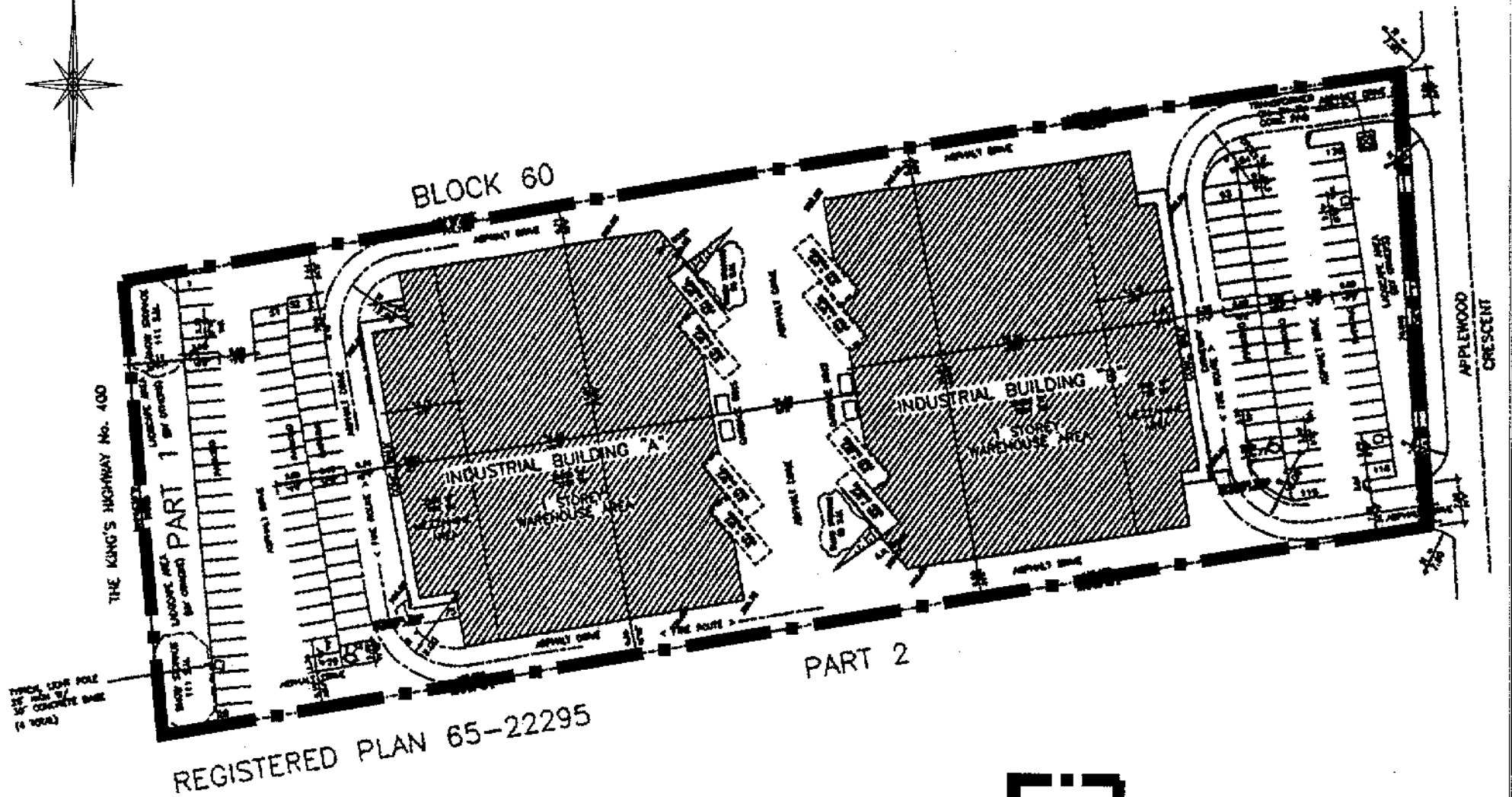
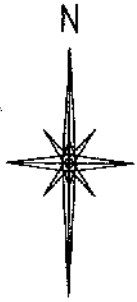
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA.02.015	LOCATION: PART OF LOT 8, CONCESSION 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ALROB HOLDINGS INC.

DATE:	03/04/2002
SCALE:	NOT TO SCALE



 SUBJECT LANDS

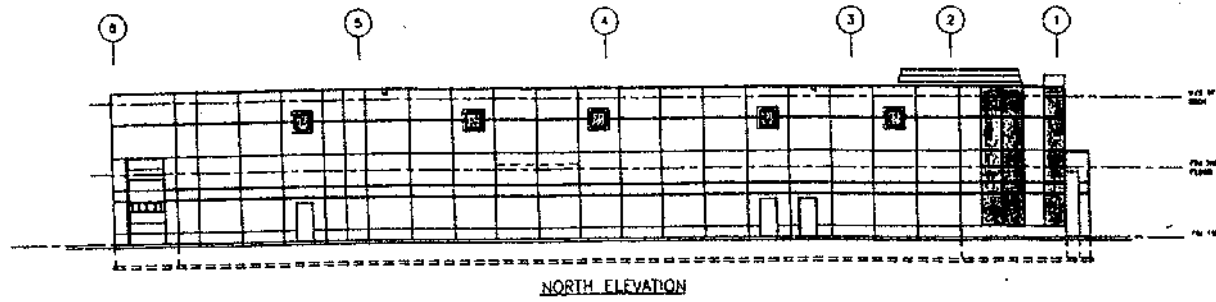
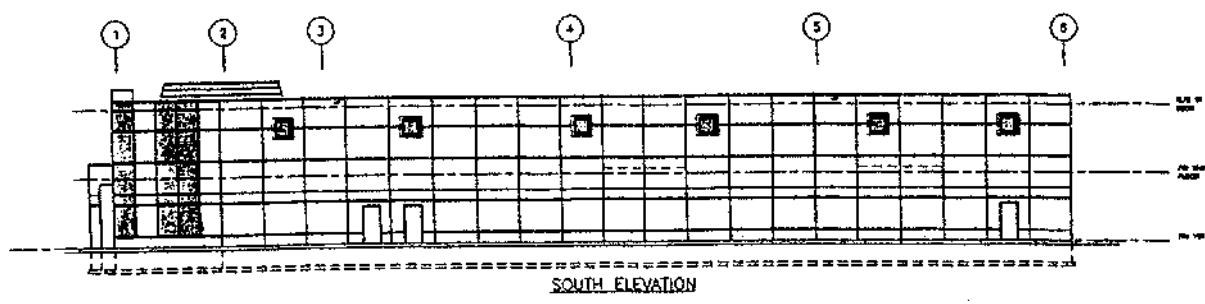
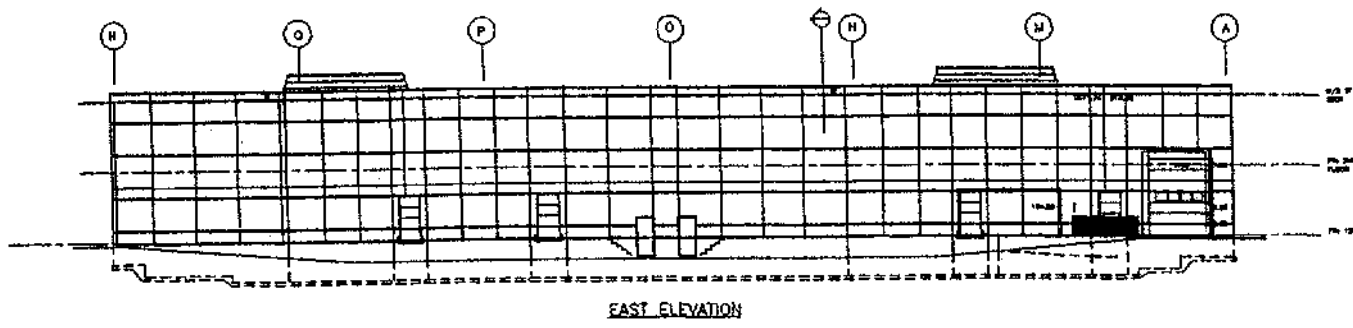
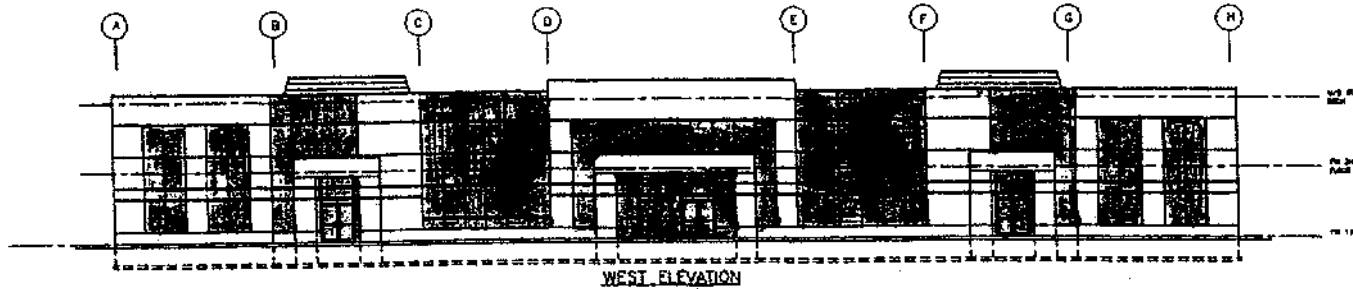
ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DA.02.015	PART OF LOT 8, CONCESSION 5

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
AI ROB HOLDINGS INC.

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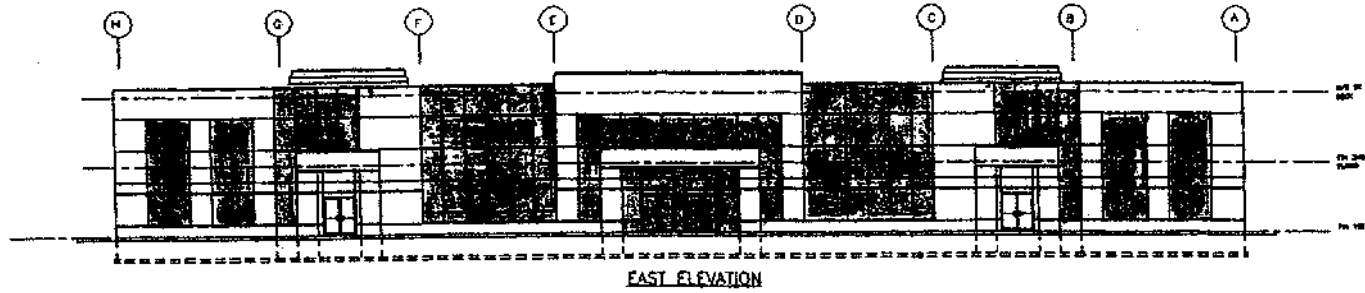
ATTACHMENT '3'
ELEVATIONS BUILDING 'A'

FILE #:	REPORT #:
DA.02.015	LOCATION: PART OF LOT 8, CONCESSION 5

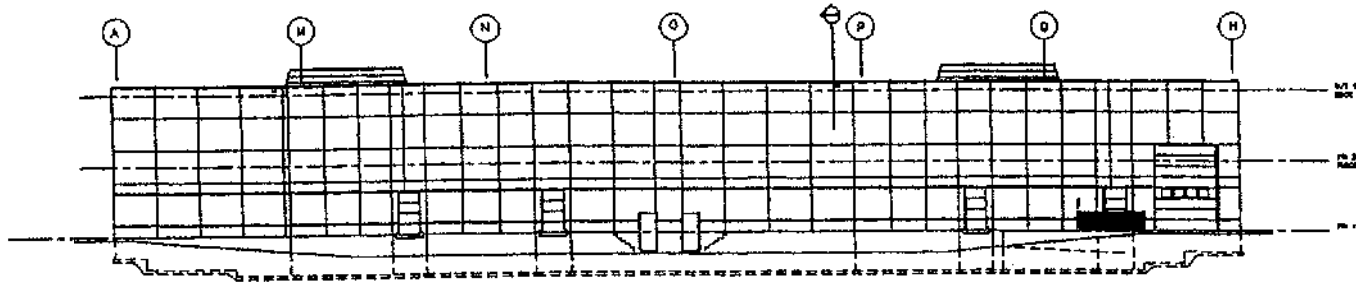
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:
ALROB HOLDINGS INC.

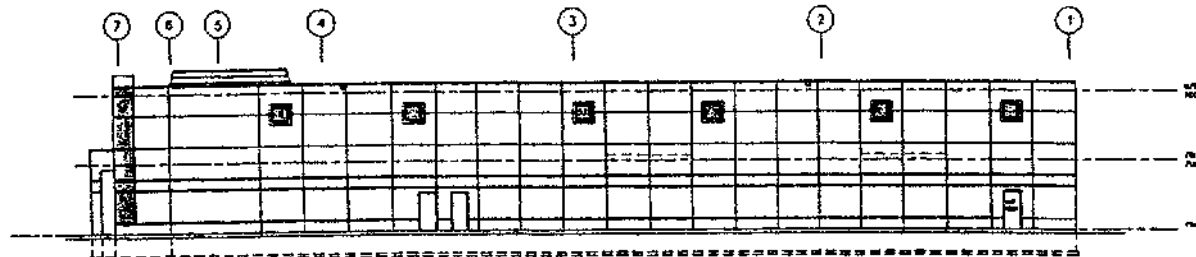
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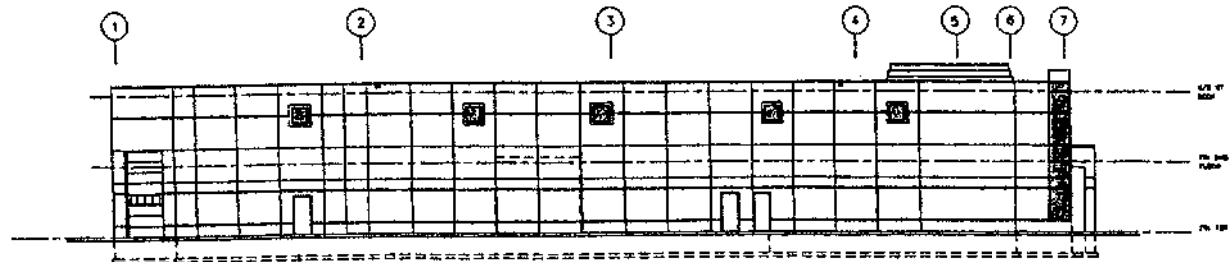
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ATTACHMENT '4'
ELEVATIONS BUILDING 'B'

FILE #:	REPORT #:	DATE:	03/04/2002
DA.02.015	LOCATION: PART OF LOT 8, CONCESSION 5	APPLICANT:	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		ALROB HOLDINGS INC.	