

COMMITTEE OF THE WHOLE MAY 6, 2002

SITE DEVELOPMENT FILE DA.02.023 **1281749 ONTARIO LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.023 (1281749 Ontario Limited) BE APPROVED, subject to providing roof-top mechanical screening details.

Purpose

On March 19, 2002, the Owner submitted a Site Development Application for a 5557.58 sq.m, two-unit industrial building on a 1.23 ha lot.

Background - Analysis and Options

The site is located on the southwest corner of Jane Street and Pennsylvania Boulevard, being Block 5, Plan 65M-2545 (31 Pennsylvania Avenue), in Lot 8, Concession 5, City of Vaughan.

The two-storey, rectangular-shaped building has two units, each having one main entrance at the north and south ends of the building where glazing is predominant. Along the office portion, the second-storey cantilevers out from the building wall and is supported by a series of columns.

The building is constructed of white, pre-cast concrete panels, with two 24" wide horizontal bands consisting of smooth white pre-cast concrete surrounding the building. Blue-coloured marble accents, recessed into pre-cast panels, are proposed along the east elevation (facing Jane Street) and both ends of the building. Four overhead doors are provided for each unit, located on the west and south elevations. A pre-cast cornice is proposed along the flat roofline, however, roof-top mechanical screening details have not been submitted. One corporate sign is proposed centrally on the east elevation.

Conclusion

Staff is satisfied with the proposed elevations, subject to roof-top mechanical screening details being submitted to the satisfaction of the Community Planning and Urban Design Departments. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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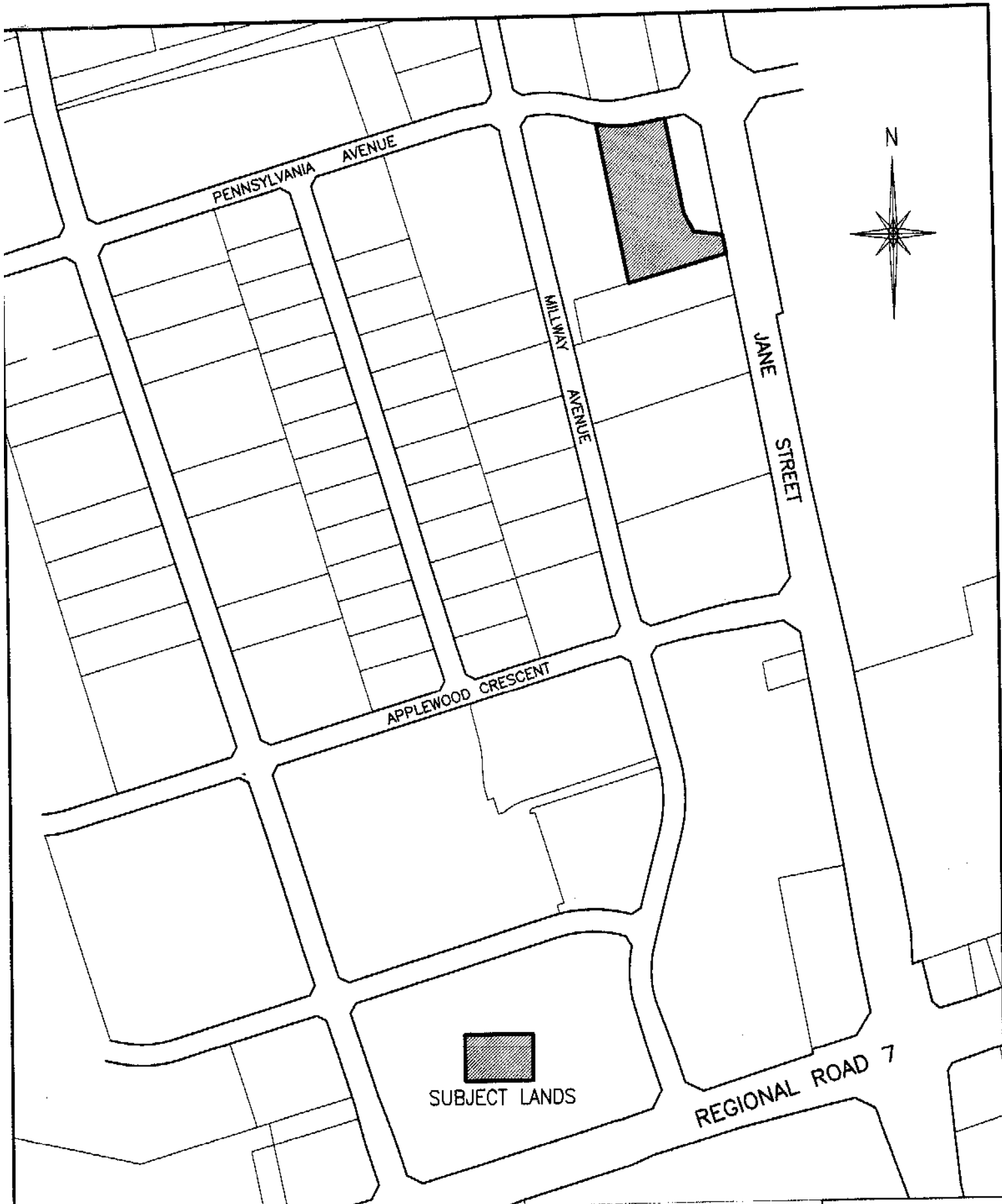
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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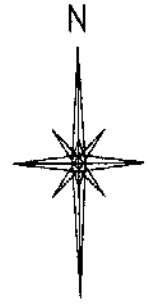
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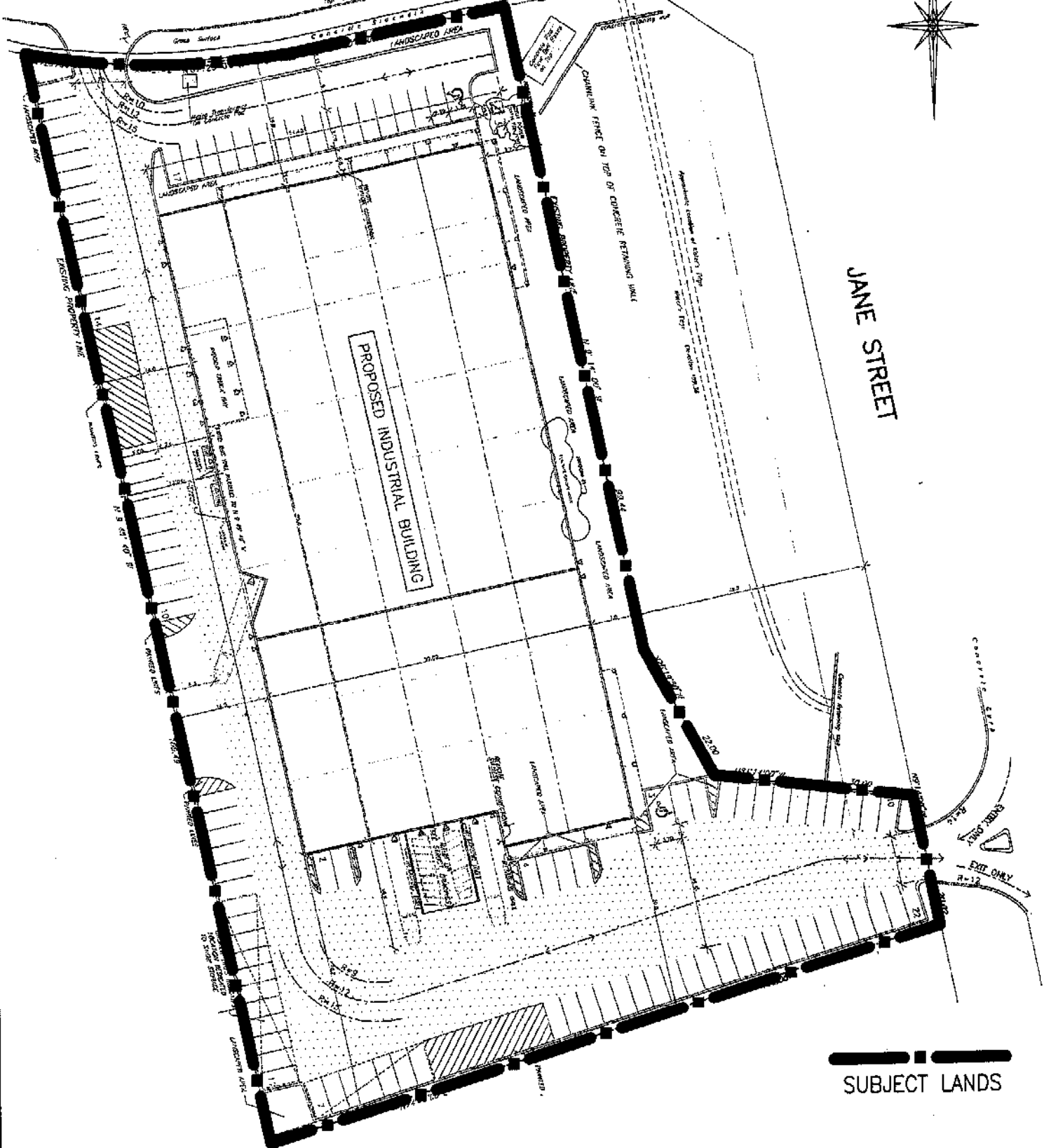
ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:	DATE:	03/26/2002
DA.02.023	LOCATION: PART OF LOT 8, CON. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: SCALE: NOT TO SCALE
		1281749 ONTARIO LTD.	

PENNSYLVANIA AVENUE



JANE STREET



—
SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:

DA.02.023

REPORT #:

LOCATION:
PART OF LOT
8, CON. 5

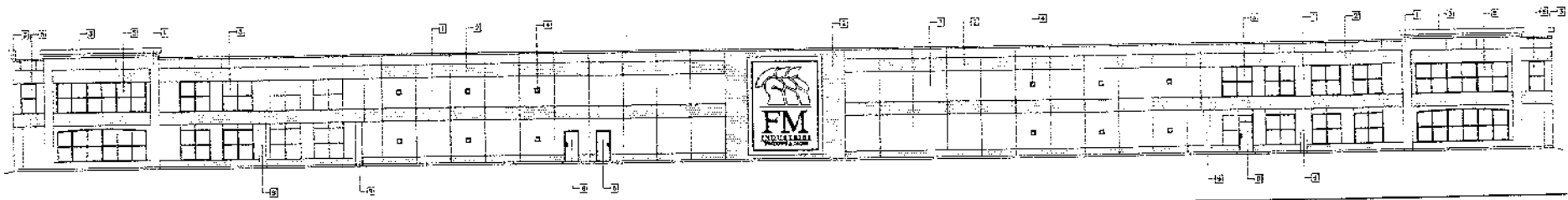
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

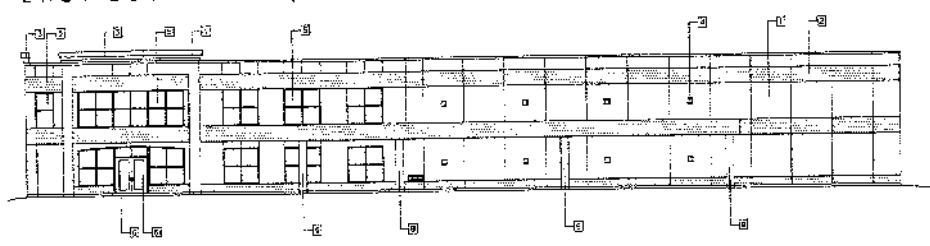
1281749 ONTARIO LTD.

DATE: 03/26/2002

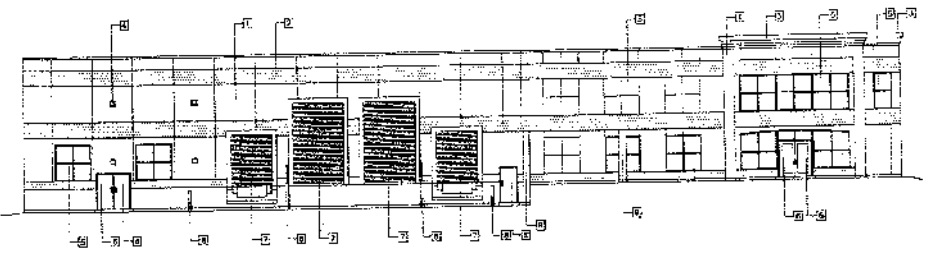
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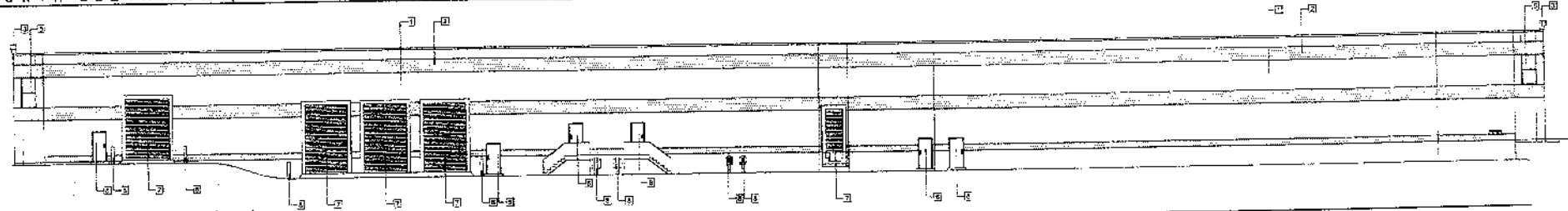
EAST ELEVATION (FACING JANE STREET)



NORTH ELEVATION (FACING PENNSYLVANIA AVENUE)



SOUTH ELEVATION (SIDE)



WEST ELEVATION (REAR)

EXTERIOR MATERIALS AND FINISHES

- 1 4"X8" PRECAST CONCRETE APPROXIMATE 1:1.5:1.5 1/2" SAND (TYPICAL)
- 2 2" PRECAST CONCRETE SMOOTH FINISH SAND (TYPICAL)
- 3 PRECAST CONCRETE CORNICE APPROPRIATE FINISH
- 4 1/2"X12" BLUE MARBLE ACCENT FRODORES 1/2" PRECAST PANEL (TYPICAL)
- 5 GLAZING UNITS CLEAR GLASS BRONZE FINISH IN SANDALWOOD COLOUR PVC FRAME (TYPICAL)
- 6 INSULATED HOLLOW METAL JOISTS & TRIMMER PAINTED TO MATCH PRECAST
- 7 INSULATED HOLLOW METAL OVERHEAD DOORS PAINTED TO MATCH PRECAST PANELS (TYPICAL)
- 8 STEEL PILLARS PAINTED BLUE
- 9 PRECAST CONCRETE COLLAR COVERS APPROPRIATE FINISH

ATTACHMENT '3'
ELEVATIONS

FILE #:	REPORT #:	DATE:	03/26/2002
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CITY OF VAUGHAN PLANNING DEPARTMENT		1281749 ONTARIO LTD.	