

COMMITTEE OF THE WHOLE JUNE 16, 2003

SITE DEVELOPMENT FILE DA.03.021 ALVIT AND ROBVIT

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.021 (Alvit and Robvit) BE APPROVED.

Purpose

On April 3, 2003, the Owner submitted a revised Site Development Application for a 1,548.40m², 2-storey office building on a 1.02 ha site.

Background - Analysis and Options

On September 13, 1999, Council approved elevations for a 1,581.12m², 2-storey office building submitted by the previous owner, Betovan Construction Limited/Eugene Kohn Construction Limited, in conjunction with 2 restaurant uses, that have been built. On April 3, 2003, the new owner submitted revised plans for the office building portion of the site. Given the revised footprint and facades, the revised proposal is being forwarded for Council's consideration.

The site is located on the southeast corner of Jacob Keefer Parkway and Rutherford Road, being Lots 1, 2, and 3 on Registered Plan 65M-2795 (37 Jacob Keefer Parkway), in Part of Lot 15, Concession 3, City of Vaughan.

The two-storey, (13.27m high) 1548.40m² building is designed with an entrance on each of the north (facing Rutherford Road) and west (facing Jacob Keefer Parkway) facades. The building materials consist of blue reflective glass panels, and light-grey concrete canopies with decorative reveal over the entrances. A green aluminum band spans the lower, middle and upper portions of the elevation for accent treatment. The mid-point and lower band spans around the entire building. The south and east elevations consist of alternating rows of grey concrete spandrel panels and blue glass glazing units, separated by green aluminum flashing. The roofline is flat, except along the west façade. The roof-top mechanical equipment will be screened by a parapet.

Conclusion

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

Attachments

1. Location Map
2. Site Plan
3. Building Elevations

Report prepared by:

Andrea Egizii, Planner 1, ext. 8215
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG

R:\WORKING\EGIZIA\ALVITDA.03.021.CW



Location Map

Part of Lot 15,
Concession 3
APPLICANT:
ALVIT & ROBIT

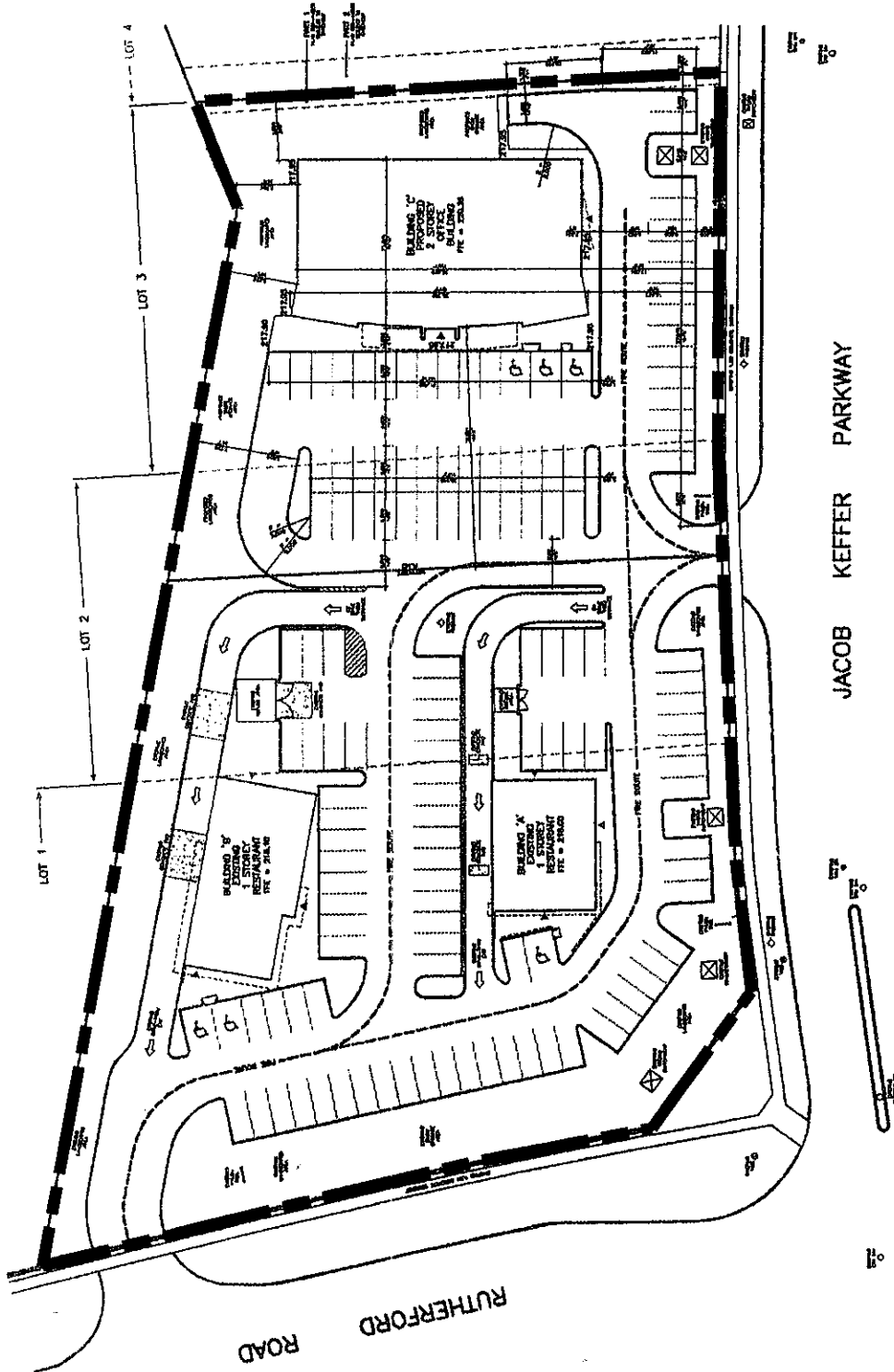
City of
Vaughan

Community Planning Department

Attachment

1

FILE No.:
DA.03.021
RELATED FILE No.
DA.98.072
April 7, 2003



SURVEY INFORMATION

LOT AREA = 10,234.87 SM = 110,063 SF
GROSS FLOOR AREA
BUILDING A = 231.13 SM = 2,488 SF
BUILDING B = 298.82 SM = 3,185 SF
BUILDING C = 1,568.40 SM = 16,660 SF
TOTAL = 3,098.35 SM = 32,333 SF
BUILDING AREA
BUILDING A = 231.13 SM = 2,488 SF
BUILDING B = 298.82 SM = 3,185 SF
BUILDING C = 1,568.40 SM = 16,660 SF
TOTAL = 3,098.35 SM = 32,333 SF
BUILDING COVERAGE = 3,098.35 SM = 14.018 %
10,234.87
LANDSCAPE AREA = 3,441.84 SM = 37,048 SF
PARKING REQUIRED
BUILDING A AT 15 / 100 SM = 27.3 SPACES
BUILDING B AT 18 / 100 SM = 47.3 SPACES
BUILDING C AT 3.5 / 100 SM = 54.3 SPACES
TOTAL = 139 SPACES
PARKING PROVIDED
124 SPACES + 6 N/C SPACES = 130 SPACES

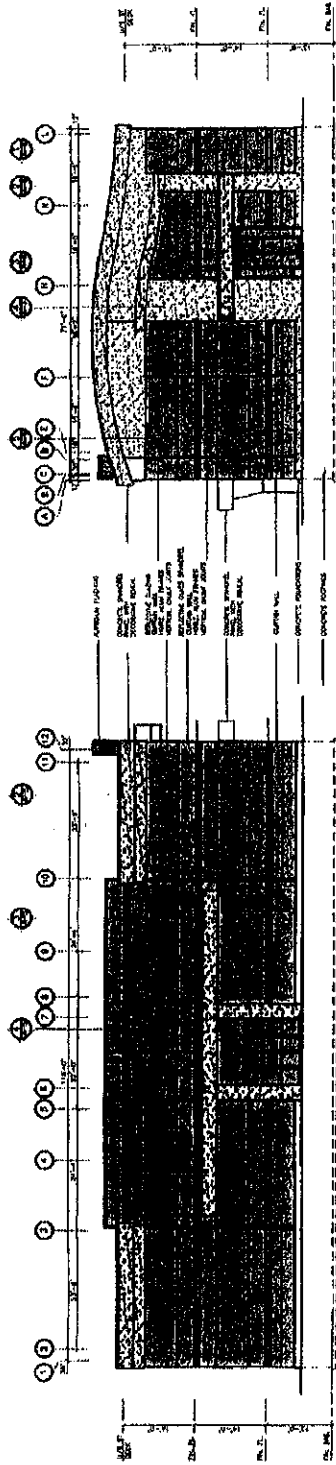
Not to Scale

Attachment 2

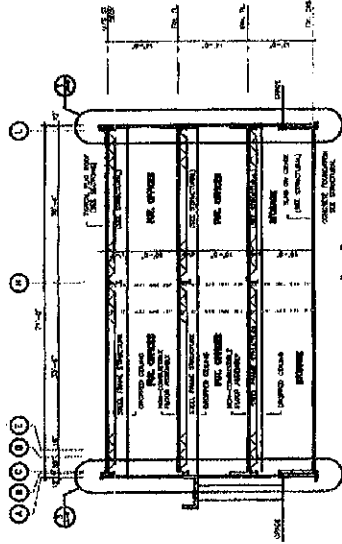
FILE No.: DA.03.021
 RELATED FILE No. DA.98.072
 April 7, 2003

City of **Vaughan**
 Community Planning Department

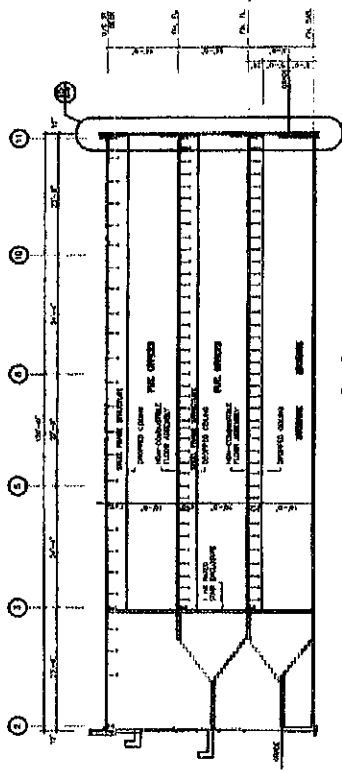
Site Plan
 Part of Lot 15,
 Concession 3
 APPLICANT:
 ALVIT & ROBIT



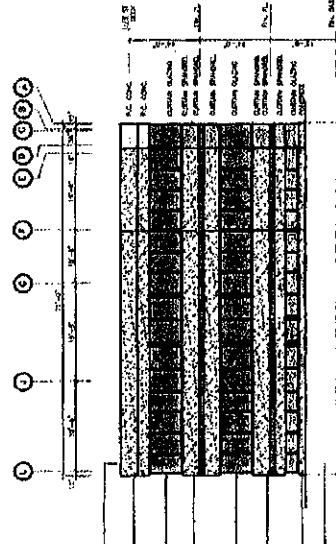
NORTH ELEVATION



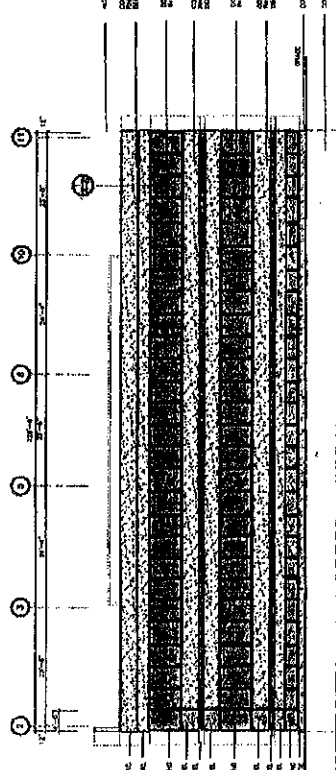
WEST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Not to Scale

Elevations

Part of Lot 15,
Concession 3

APPLICANT:
ALVIT & ROBVIT

CITY OF Vaughan

Community Planning Department

Attachment

3

FILE No.:
DA-03.021
RELATED FILE No.
DA-98.072

April 7, 2003