

## **COMMITTEE OF THE WHOLE JUNE 16, 2003**

### **SITE DEVELOPMENT FILE DA.03.030** **CLD INVESTMENTS INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.030 (CLD Investments Inc.) BE APPROVED.

#### **Purpose**

On April 17, 2003, the Owner submitted a Site Development Application for three, multi-unit industrial buildings, on a 2.38 ha lot. Building 'A' is 5,474.33m<sup>2</sup> and consists of 12 units, Building 'B' is 1,452.59m<sup>2</sup> with 4 units, and Building 'C' is 1570.93m<sup>2</sup> with 3 units, for a total Gross Floor Area of 8497.85m<sup>2</sup>.

#### **Background - Analysis and Options**

The site is located on the south side of Langstaff Road, west of Dufferin Street, being Block 28 on Registered Plan 65-M-1801, in Part of Lot 10, Concession 3, City of Vaughan.

The irregular-shaped buildings are to be constructed to a height of 8.8m. Buildings 'A' and 'B' will be connected by a concrete roof on the west elevation, and Buildings 'B' and 'C' will be connected on the south elevation. The concrete roof will act as a truck access to the interior loading courtyard.

The building materials consist of white smooth pre-cast panels, beige aggregate pre-cast panels and blue tempered glass. The north elevation is the primary façade, which faces Langstaff Road and consists of six entrances. The remaining eight entrances are located on the south elevation facing Connie Crescent. Each entrance has two doors framed in glass and white pre-cast concrete. Alternating entrances display a white recessed starburst medallion above the doors just below the roofline. The north and south elevations are designed in the same manner, and consist of alternating horizontal beige aggregate pre-cast panels and white smooth pre-cast bands. There is an evenly spaced row of first floor blue glass windows with white illuminated sign boxes above. Centred above each illuminated sign box is a square blue glass accent window, which continues the length of both facades and the corners of the east and west elevations.

The loading area is located on the interior north and south elevations. The interior north consists of nine loading bays, 11 drive-in doors and 12 man-doors, that will be screened from Connie Crescent by Buildings 'B' and 'C' to the south. The interior south elevation consists of nine drive-in doors, six man-doors, and two recessed loading areas each with four loading bays, that will be screened from Langstaff Road by Building 'A' to the north. Transom windows will be required above the man-doors on the interior north and south elevations.

#### **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. Building Elevations

**Report prepared by:**

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Grant A. Uyeyama, Senior Planner, ext 8635  
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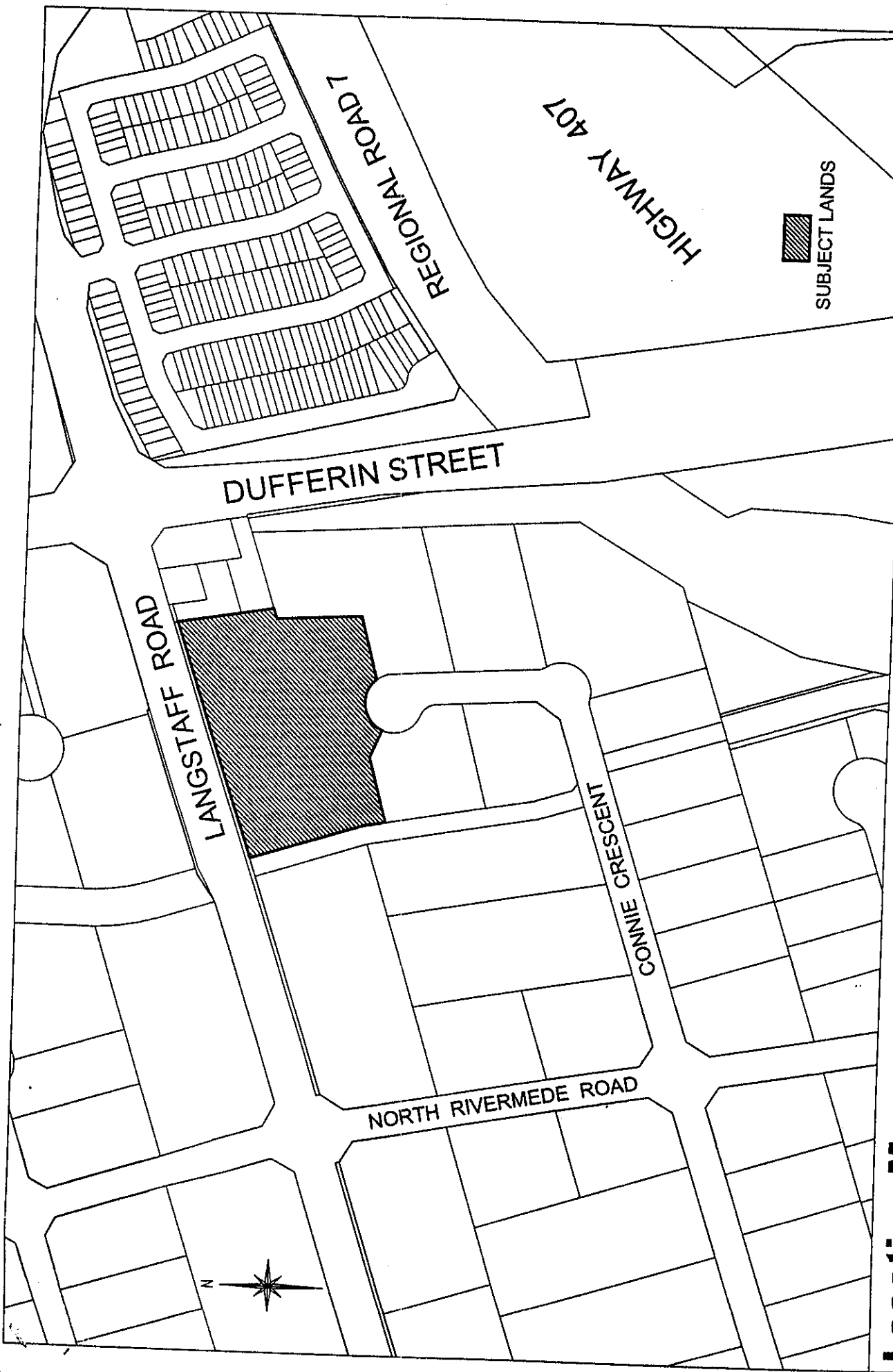
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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 SUBJECT LANDS

**Attachment** **1**  
 FILE No.:  
 DA.03.030  
 Not to Scale  
 April 30, 2003

City of  
**Vaughan**

Community Planning Department

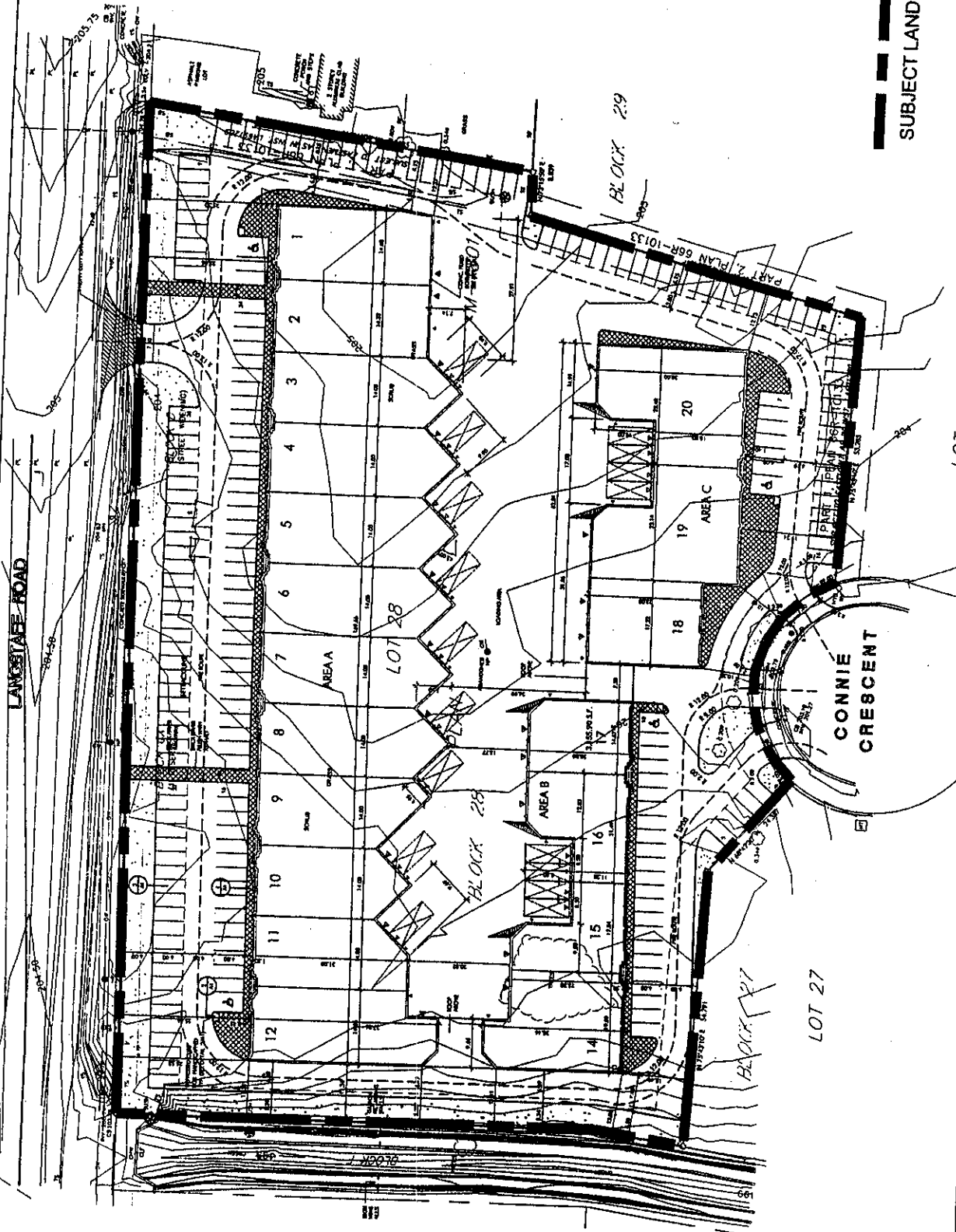
**Location Map**

Part Lot 10,  
 Concession 3  
 APPLICANT:  
 CLD INVESTMENTS INCORPORATED

16/DP/1 ATTACHMENTS/DA/03.03.030



LANCASTER ROAD



SUBJECT LANDS

LOT 29

LOT 27

# Site Plan

Part Lot 10,  
Concession 3

APPLICANT:  
CLD INVESTMENTS INCORPORATED

25/01/11 ATTACHMENTS/VA/16/03.03.R

# City of Vaughan

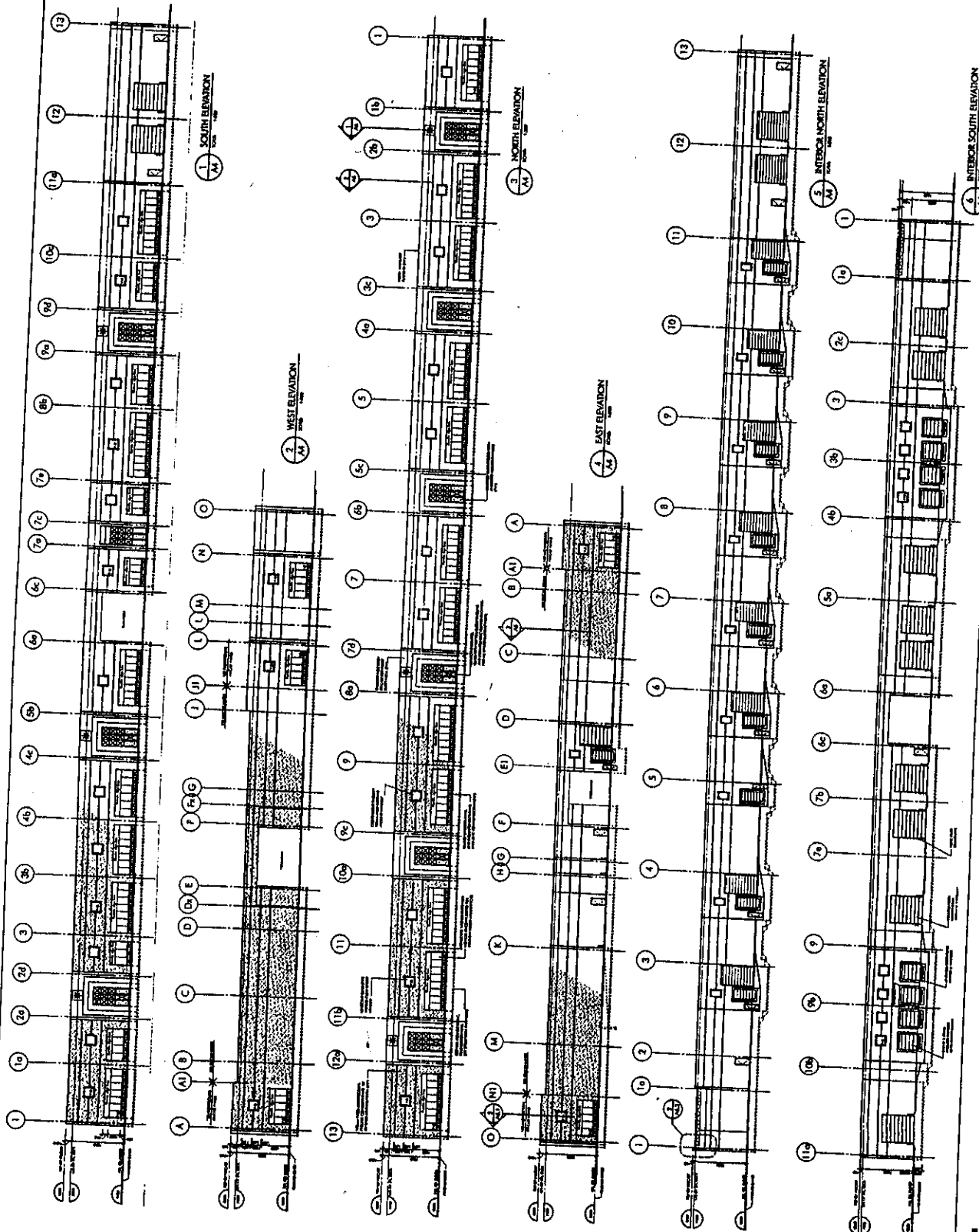
Community Planning Department

# Attachment 2

FILE No.:  
DA.03.030

Not to Scale

April 30, 2003



# Elevations

Part Lot 10,  
Concession 3

APPLICANT:  
CLD INVESTMENTS INCORPORATED

City of  
**Vaughan**

Community Planning Department

**Attachment 3**  
FILE No.:  
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