

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003

**SITE DEVELOPMENT FILE DA.03.024
PARKTRAIL ESTATES INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.024 (Parktrail Estates Inc.) BE APPROVED.

Purpose

On April 24, 2003, the Owner submitted a Site Development Application for a 3-unit, 5532.6 sq.m. industrial building, on a 1.2 ha lot.

Background - Analysis and Options

The site is located between Romina Drive and Jane Street, north of Gensal Gate, and known as Block 12, Draft Plan of Subdivision 19T-99V01, in Lot 13, Concession 5, City of Vaughan.

The two-storey, 8.5m high irregular-shaped building has three units, with two main entrances on Jane Street and one on the north side of the building. A series of windows (tinted grey reflective), together with light grey precast concrete panels, are proposed along the entire east elevation, and at the northeast corners of the building. Between these areas, light grey concrete ribbed panels, together with smooth banding and a series of smaller windows are proposed on the remaining facades. Five recessed loading spaces are proposed on the south building wall. Loading and overhead doors will be coloured to match the precast panels. The roof-top mechanical equipment will be screened from both Jane Street and Romina Drive.

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. Elevations

Report prepared by:

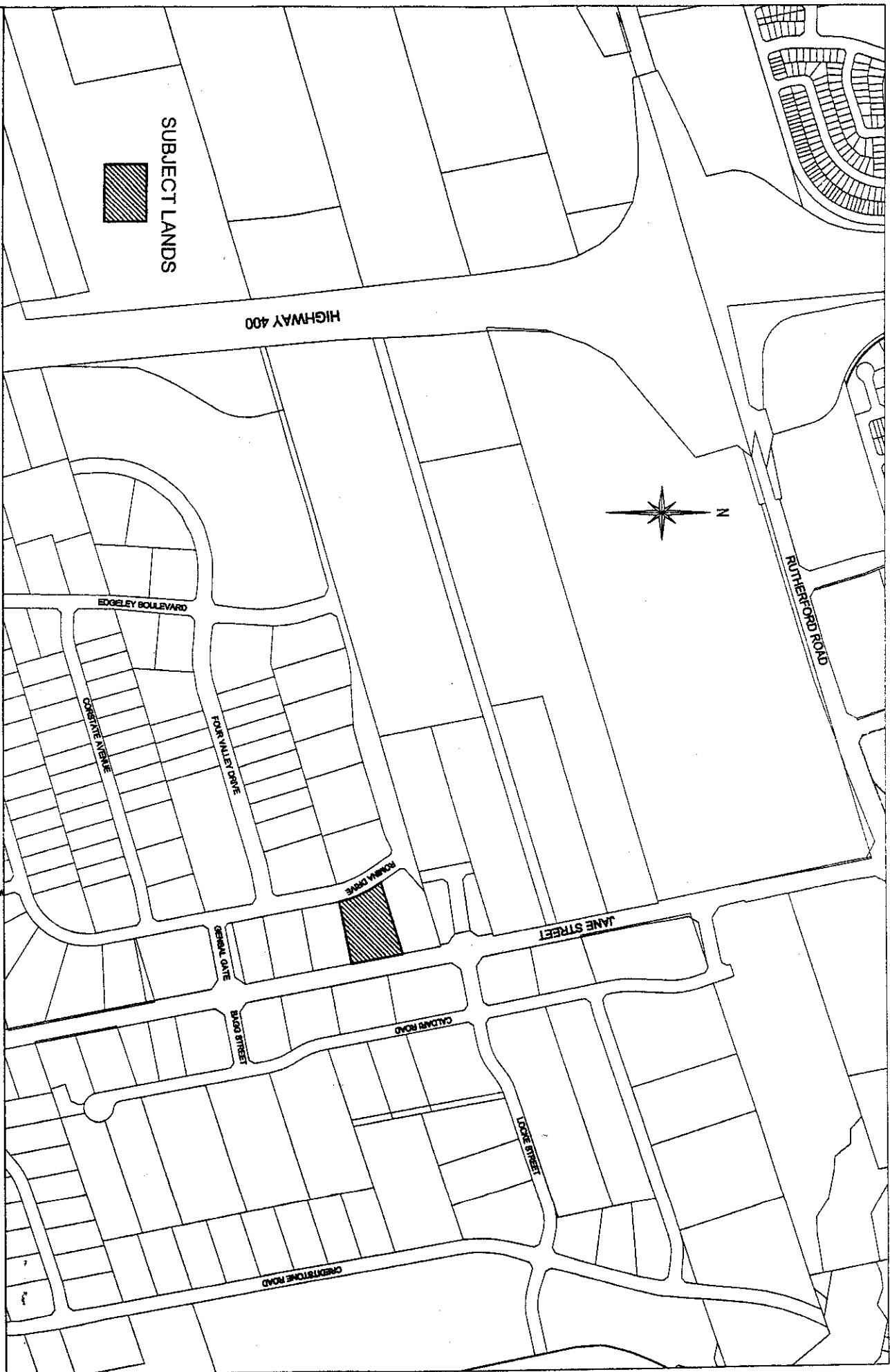
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning
/CM

JOANNE R. ARBOUR
Director of Community Planning

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SUBJECT LANDS



Location Map

Lot 13,
Concession 5

APPLICANT:
PARKTRAIL ESTATED LIMITED



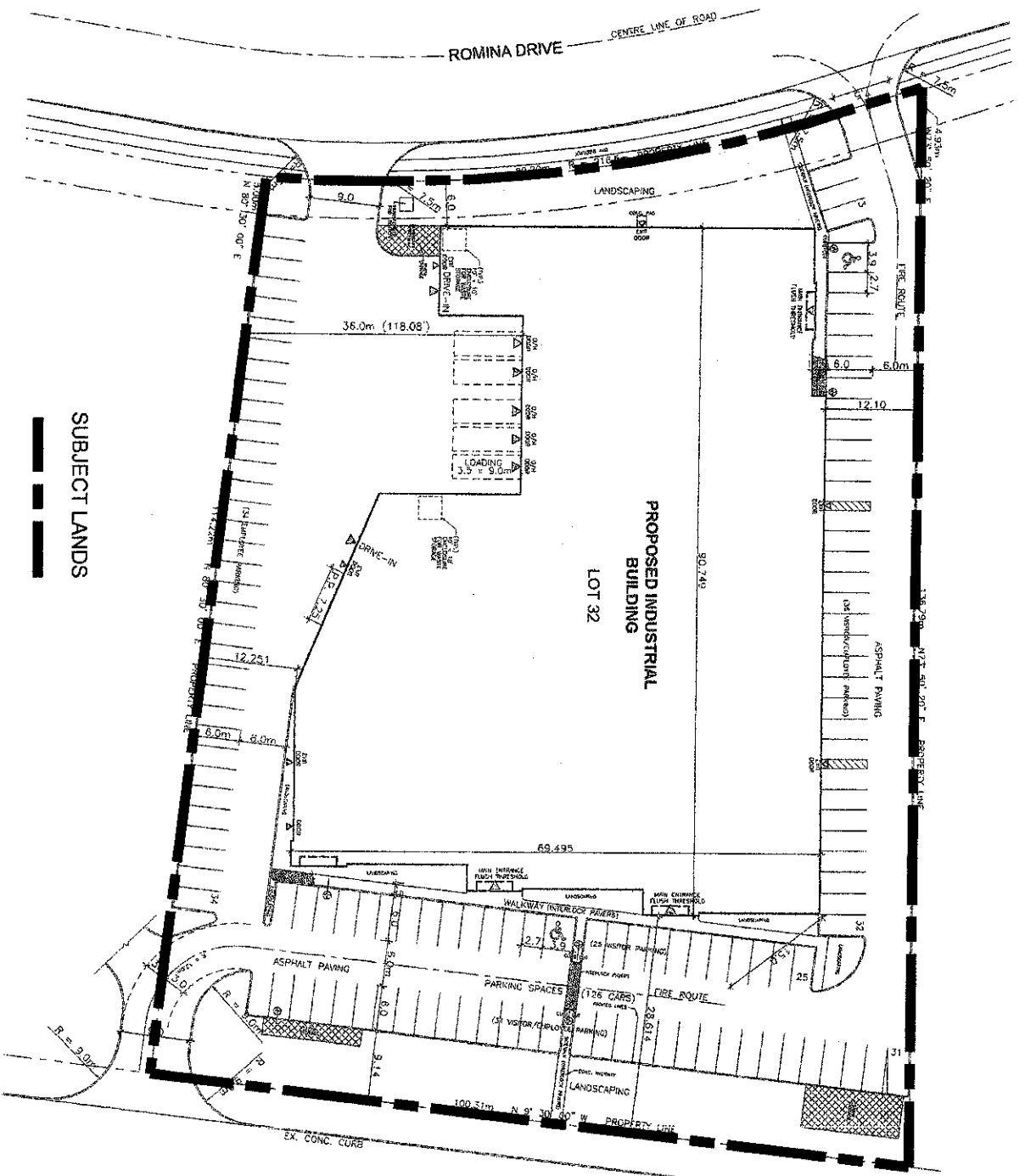
Community Planning Department

Attachment

FILE No.:
DA.03.024

Not to Scale
April 23, 2003





SUBJECT LANDS

PROPOSED INDUSTRIAL BUILDING
LOT 32

Site Plan
Lot 13,
Concession 5
APPLICANT:
PARKTRAIL ESTATES LIMITED

City of **Vaughan**
Community Planning Department



SITE STATISTICS

ZONING: E31.1
LOT AREA: 12,072.99 sq.m.
BLDG. COVERAGE: 4,974.3 sq.m.
PROPOSED BUILDING TOTAL COVERAGE: 4,974.3 sq.m. (41.2 %)

BUILDING G.F.A.:

GROUND FLOOR: 4,974.3 sq.m.
UNIT 1 = 3,928.7 sq.m.
UNIT 2 = 945.6 sq.m.
TOTAL G.F.A.: 4,974.3 sq.m.
SECOND FLOOR (gross sq.): 682.3 sq.m.
UNIT 3 = 46.1 sq.m.
UNIT 4 = 636.2 sq.m.
TOTAL G.F.A.: 682.3 sq.m.

SETBACKS PROVIDED:

FRONT: 28.614 m
NORTH SIDE: 12.1 m
SOUTH SIDE: 12.51 m
REAR: 6.9 m

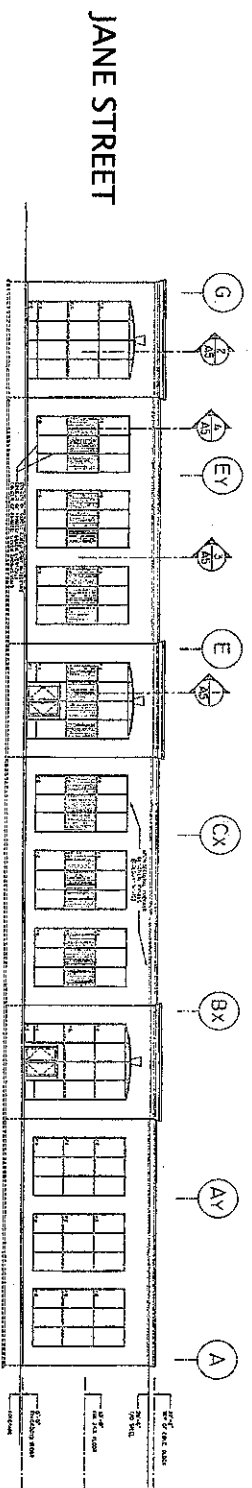
PARKING PROVIDED:

(1.5 per 100 sq.m. IND. ST.) 57.6 SPACES
(2.0 per 100 sq.m. OFFICE) 10.3 SPACES
(6.0 per 100 sq.m. SHOPPING) 33.8 SPACES
(8.5 per 100 sq.m. 3rd TENANT) 22.0 SPACES
TOTAL 123.7 SPACES
PARKING PROVIDED: 125 SPACES
VIC. PARKING PROVIDED: 2 SPACES
VIC. PARKING PROVIDED: 2 SPACES
SNOW STORAGE PROVIDED: (2 %)

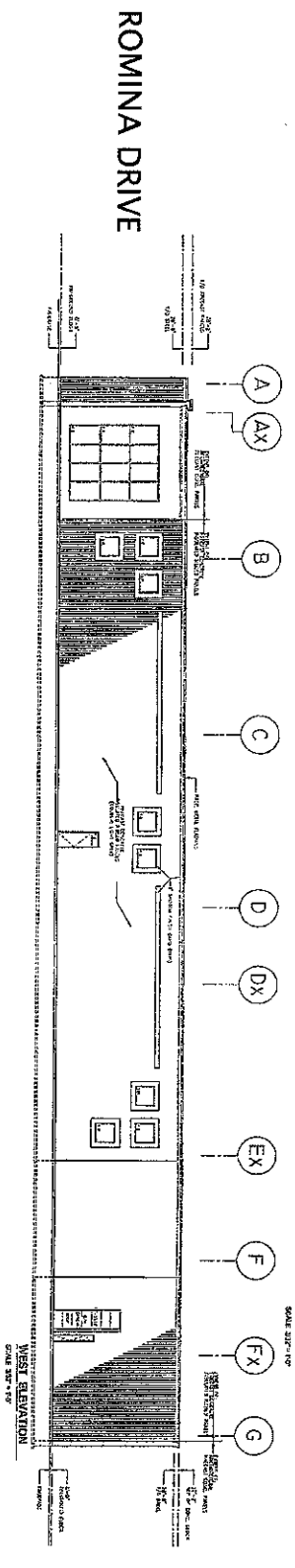
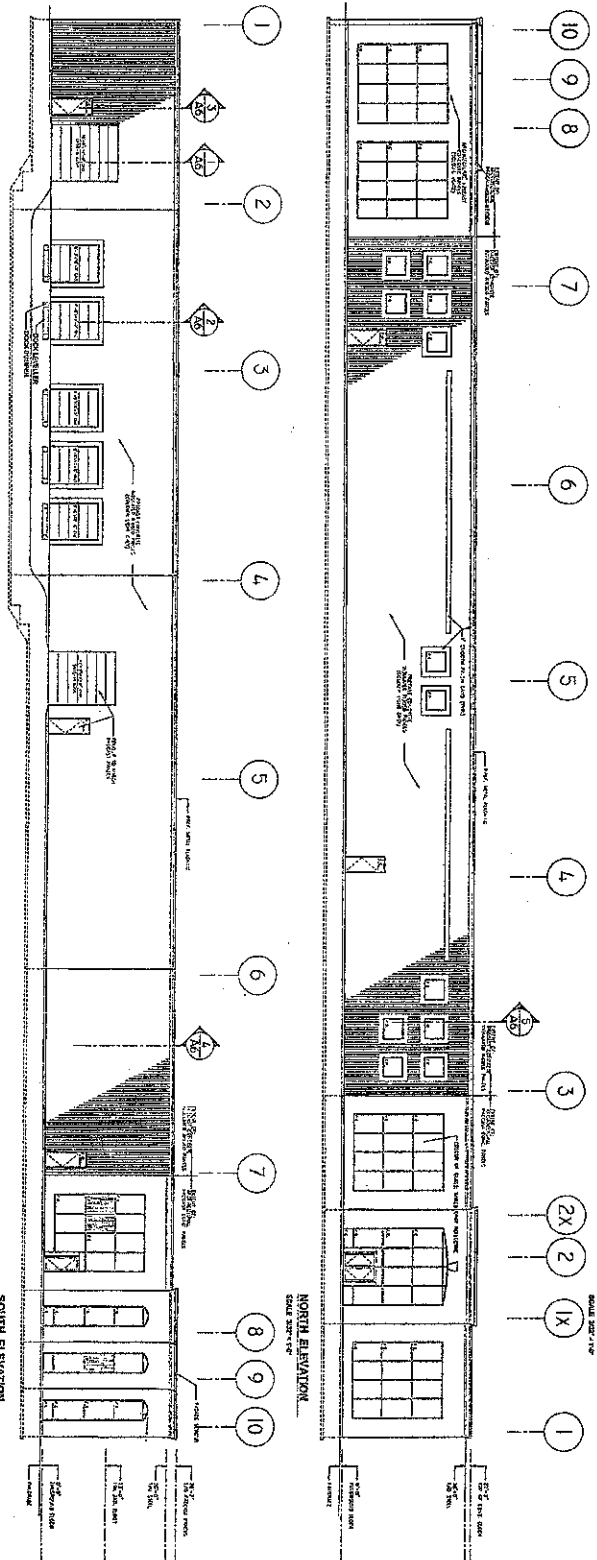
PAVING PROVIDED: 4,988.64 sq.m. (41.3 %)
LANDSCAPING PROVIDED: 2,103.55 sq.m. (17.3 %)

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JANE STREET



ROMINA DRIVE

Elevations

Lot 13,
Concession 5
APPLICANT:
PARKTRAIL ESTATES LIMITED



Community Planning Department

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