

## **COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003**

### **SITE DEVELOPMENT FILE DA.03.054** **DUFCON DEVELOPMENT INC.**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.054 (Dufcon Development Inc.) BE APPROVED.

#### **Purpose**

On August 27, 2003, the Owner submitted a Site Plan Application for two industrial buildings on a 1.45 ha lot. Building "A" is 4,702.5m<sup>2</sup> with an office, warehouse and mezzanine. Building "B" is 2,308.2m<sup>2</sup> with a mezzanine.

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

The subject lands are located on the south side of Connie Crescent, north of Regional Road 7 and west of Dufferin Street, being Lot 31 on Plan 65M-1801 (345 Connie Crescent), in Part of Lot 10, Concession 3, City of Vaughan.

The irregular-shaped buildings are of the same design and will be constructed to a height of 8m. The building materials consist of white aggregate and ribbed pre-cast concrete panels with smooth white concrete accents and vertical blue glass panels. The primary façade for Building "A" is located on the north elevation, with Building "B" on the west elevation, both facing Connie Crescent. The main entrances consist of two blue glass doors beneath a concrete canopy, with a concrete column, surrounded by horizontal blue glass panels.

Three loading doors and a drive-in door are located on the west elevation of Building "A" and two loading doors and a drive-in door are located on the southwest elevation of Building "B". The loading doors for both buildings are screened from Regional Road 7 by a 4.5m high pre-cast concrete wall. The Owner will be required to provide an additional level of architectural detailing on the elevations facing Regional Road 7 and the Dufferin Street overpass, and additional vision windows. No spandrel glass is to be used, and all exit doors leading to parking areas are to be provided with wired vision panel inserts and transom windows.

#### **Conclusion**

Staff is satisfied with the proposed building elevations, subject to the minor revisions to be incorporated on the exterior façade, as identified in the report. 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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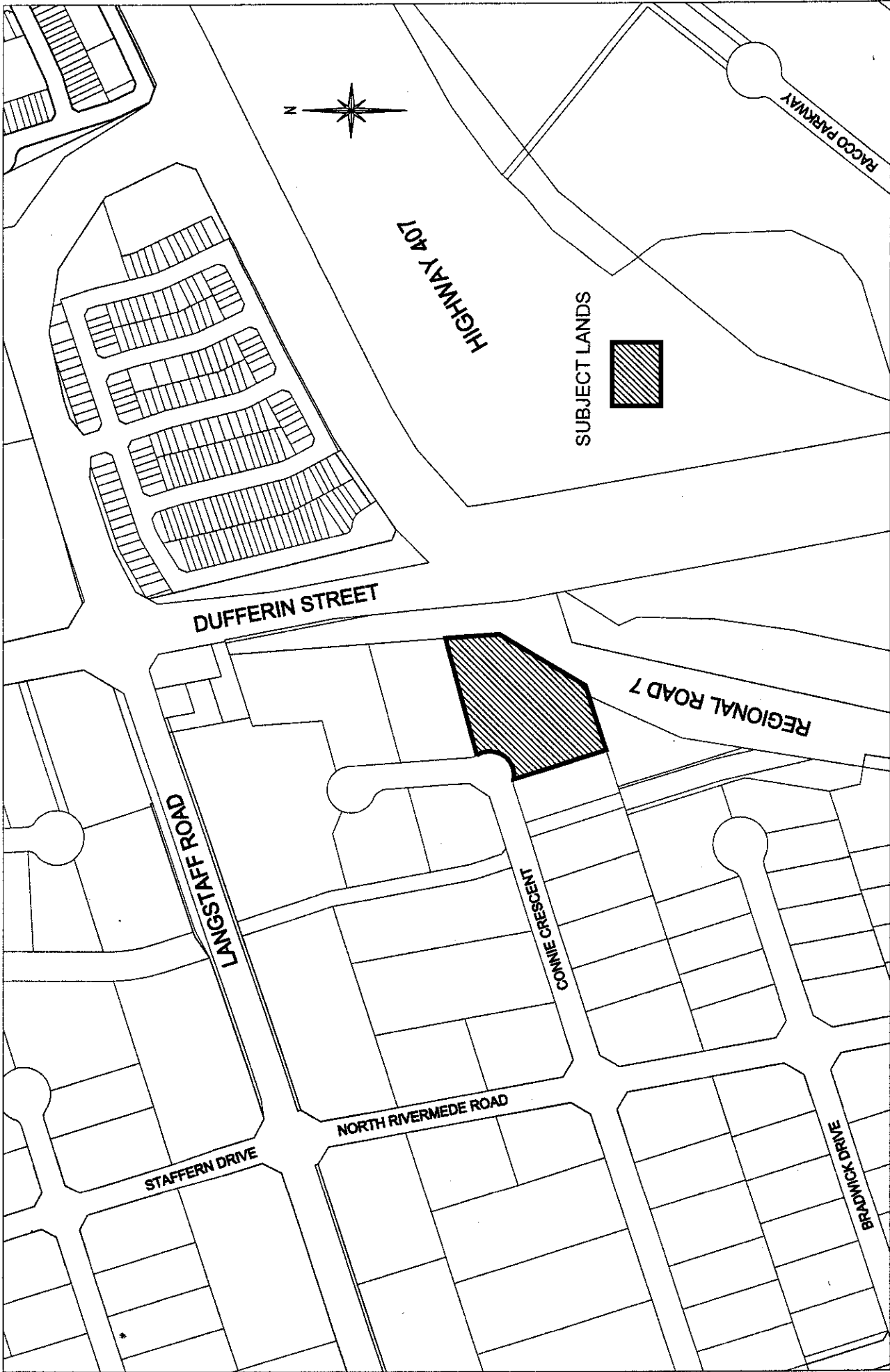
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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# Location Map

Part of Lot 10,  
Concession 3

APPLICANT:  
DUFCON DEVELOPMENT INC.



Community Planning Department

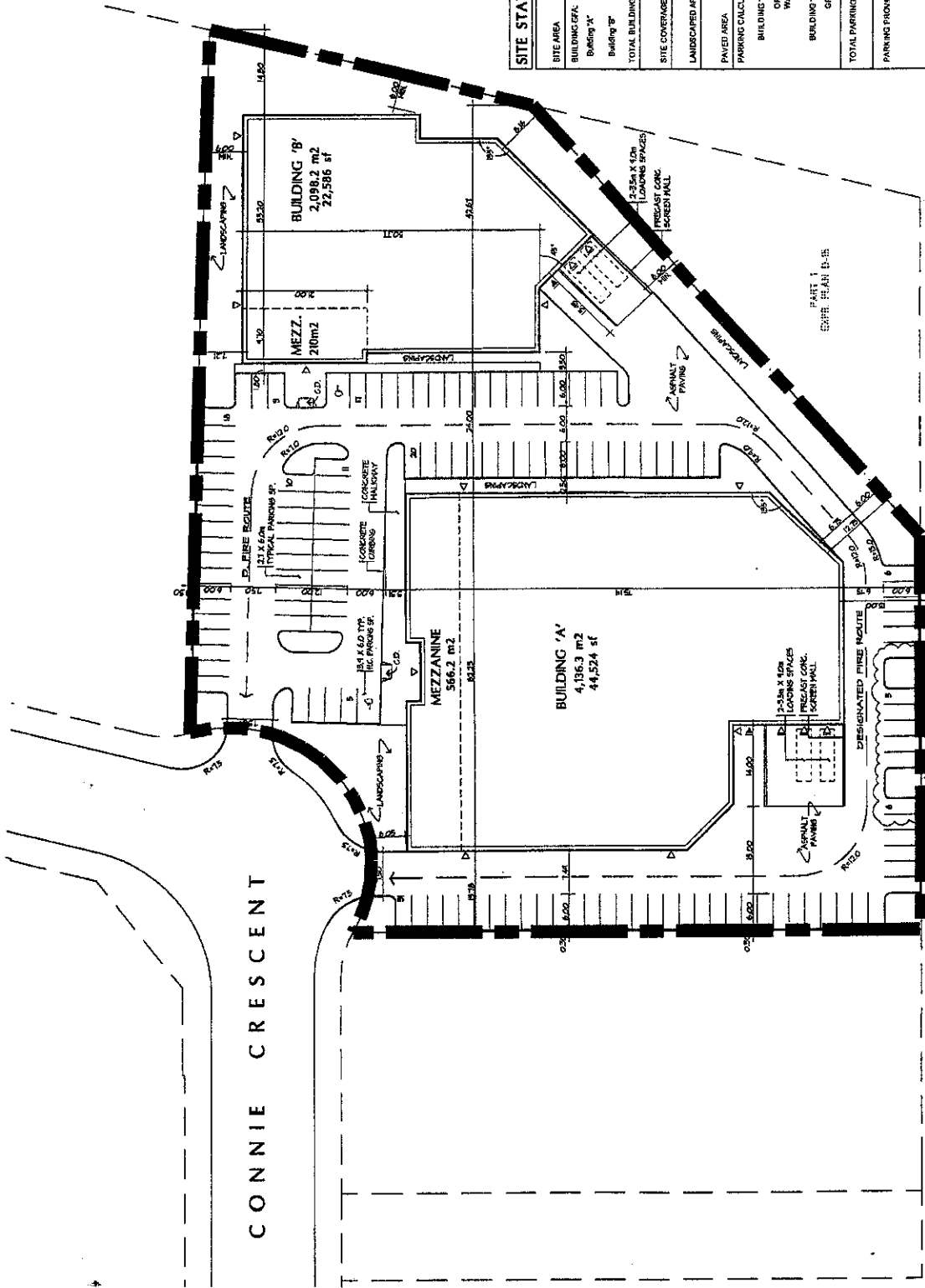
# Attachment

# 1

FILE No.:  
DA.03.054

Not to Scale

August 29, 2003



**SITE STATISTICS**

SITE AREA	14,589 m <sup>2</sup> or 3.6 acres
BUILDING 'A'	4,702.5 m <sup>2</sup> or 50,619 sq ft.
Building 'B'	2,388.2 m <sup>2</sup> or 24,846 sq ft.
TOTAL BUILDING G.F.A.	7,010.7 m <sup>2</sup> or 75,465 sq ft.
SITE COVERAGE	6,224.5 m <sup>2</sup> or 42.6 %
LANDSCAPED AREA	2,897.23 m <sup>2</sup> or 19.3 %
PAVED AREA	5,627.27 m <sup>2</sup> or 37.9 %
PARKING CALCULATION:	
BUILDING 'A'	(1,157.4 m <sup>2</sup> @ 100/m <sup>2</sup> )
WAREHOUSE	(3,570.1 m <sup>2</sup> @ 100/m <sup>2</sup> )
BUILDING 'B'	(2,388.2 m <sup>2</sup> @ 100/m <sup>2</sup> )
TOTAL PARKING REQUIRED	123 spaces
PARKING PROVIDED:	132 spaces

SUBJECT LANDS

**Site Plan**

Part of Lot 10,  
Concession 3

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Community Planning Department

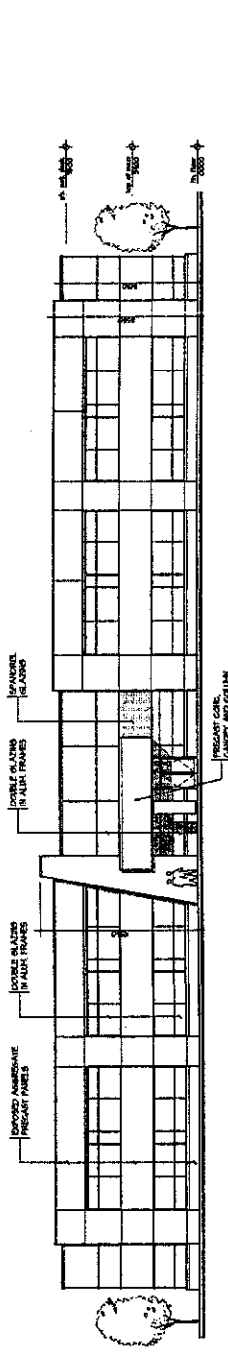
**Attachment**

**2**

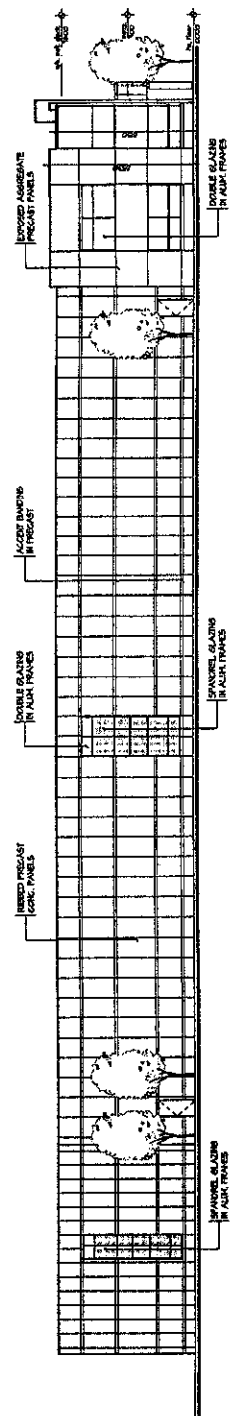
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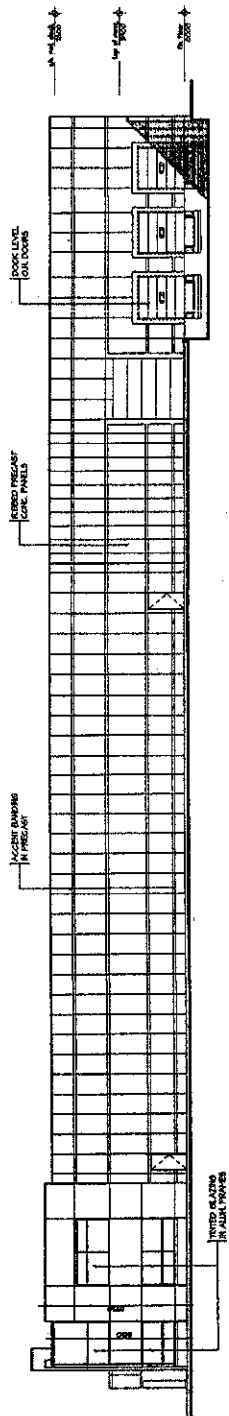
August 29, 2003



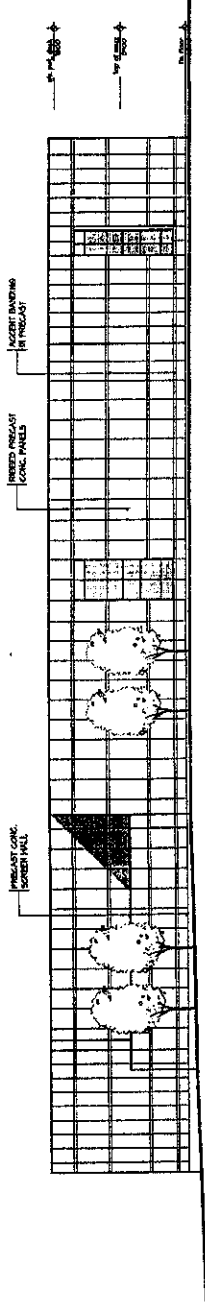
NORTH ELEVATION - Building 'A'



EAST ELEVATION - Building 'A'



WEST ELEVATION - Building 'A'



SOUTH ELEVATION - Building 'A'

# Elevation Plan

Part of Lot 10,  
Concession 3

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DUFCON DEVELOPMENT INC.



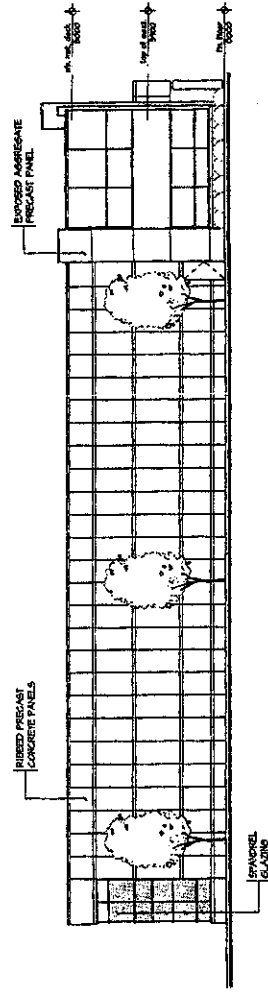
Community Planning Department

# Attachment 3a

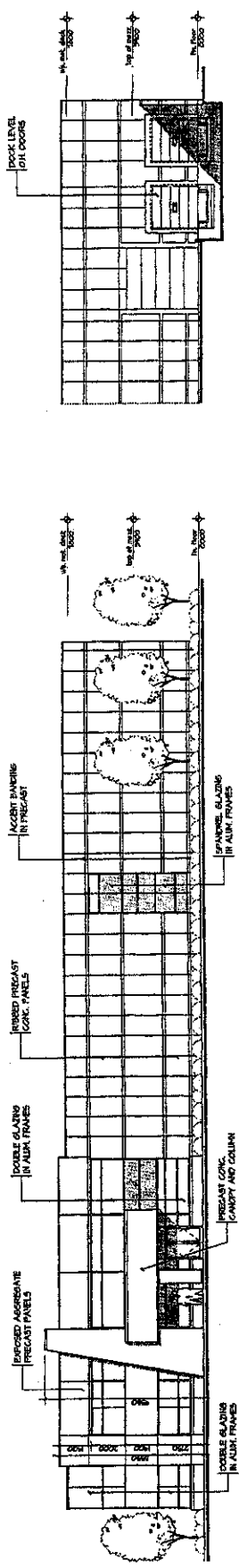
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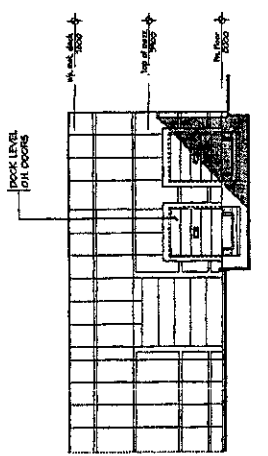
August 29, 2003



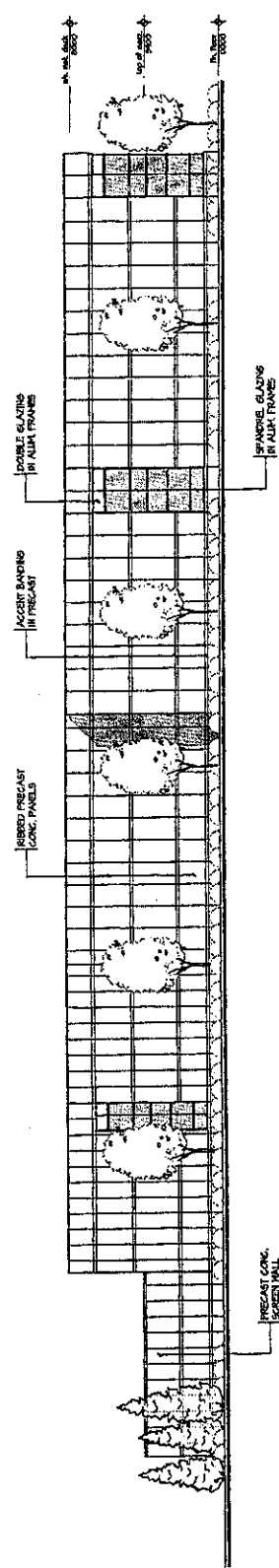
NORTH ELEVATION - Building 'B'



WEST ELEVATION - Building 'B'



SOUTH-WEST ELEVATION



EAST ELEVATION - Building 'B'

# Elevation Plan

Part of Lot 10,  
Concession 3

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Community Planning Department

# Attachment

# 3b

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