

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

SITE DEVELOPMENT FILE DA.03.037 **ALROB INVESTMENTS**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.037 (Alrob Investments) BE APPROVED.

Purpose

On June 19, 2003, the Owner submitted a Site Development Application for three, one-storey (with mezzanine) industrial buildings, comprising 4,393.37m² (Building A), 4,502.76m² (Building B) and 4,072.08m² (Building C), on a 2.68 ha lot.

Background - Analysis and Options

The subject lands are located on the west side of Jane Street, through to Romina Drive, north of Gensal Gate, being Block 11 and Part of Block 12 on Draft Plan of Subdivision 19T-99V01 (Parktrail Holdings), in Lot 13, Concession 5, City of Vaughan.

The irregular-shaped Building 'A' is proposed to be constructed with a flat roof to a height of 8.63m. Positioned 5.4m back from the street facade, the roof-top mechanical equipment is not in view of the adjacent streets. The main elevations, east and west (Jane Street and Romina Drive, respectively), consist of alternating horizontal rows of blue-coloured insulated spandrel panels and double-glazing horizontal aluminium frames, which wrap around to the north and south facades. Surrounding the double-glazed glass entrance doors and windows above, are white-coloured insulated pre-cast panels in a gambrel roof style for architectural treatment.

The remaining north and south facades consist of white-coloured insulated pre-cast panels. Square windows with reflective glazing are located along the upper portion for accent treatment. The loading areas are located on the south elevation.

The elevations for Building 'B' are consistent with Building 'A', with the addition of a loading area along the north elevation, facing Building 'A'. Similarly, the elevations for Building 'C' are consistent with Building 'A', however, an additional entranceway feature is located on the south elevation facing Gensal Gate.

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
- 3a. Building "A" Elevations
- 3b. Building "B" Elevations
- 3c. Building "C" Elevations

Report prepared by:

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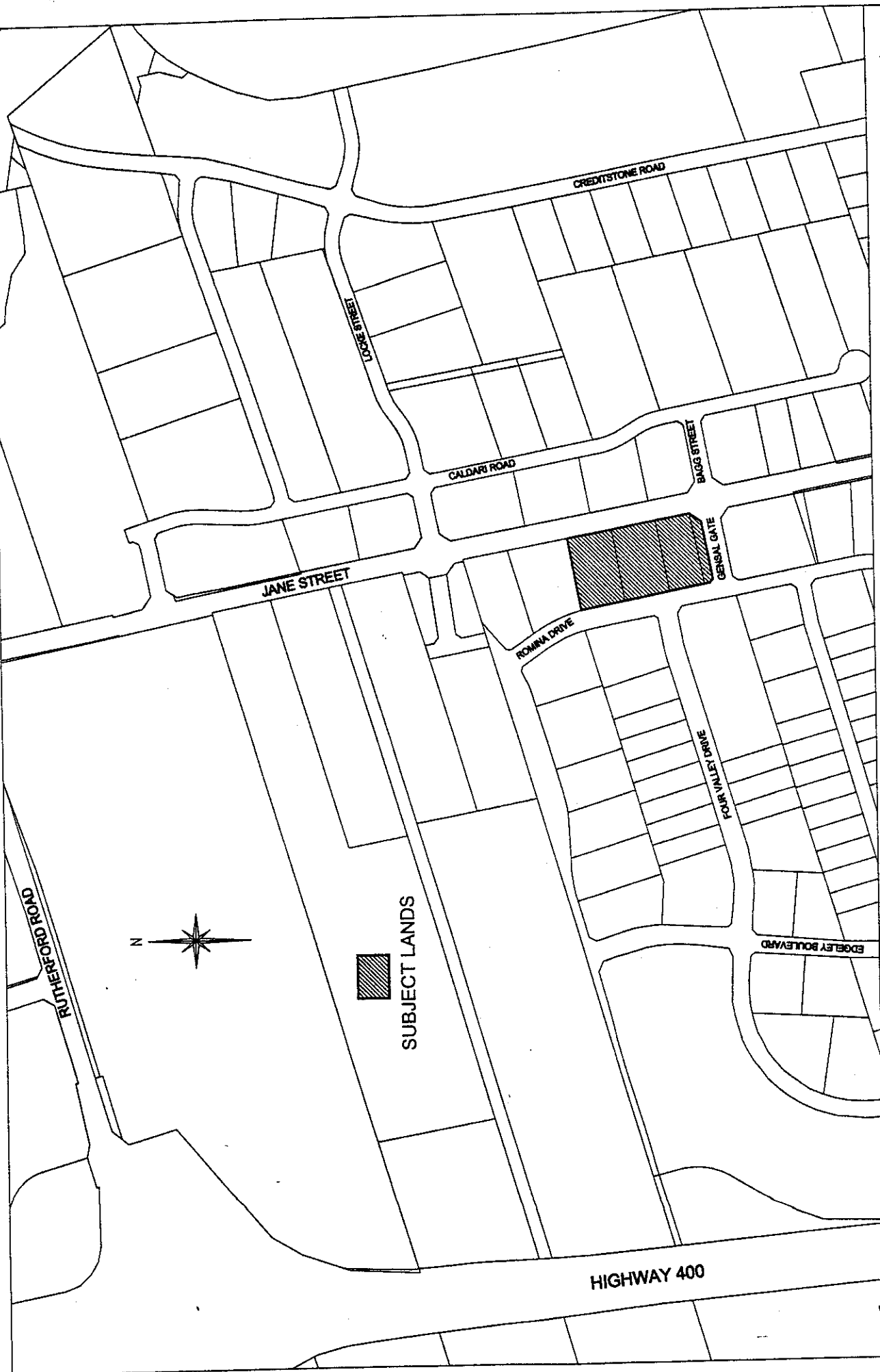
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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FILE No.:
 DA.03.037
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 August 21, 2003

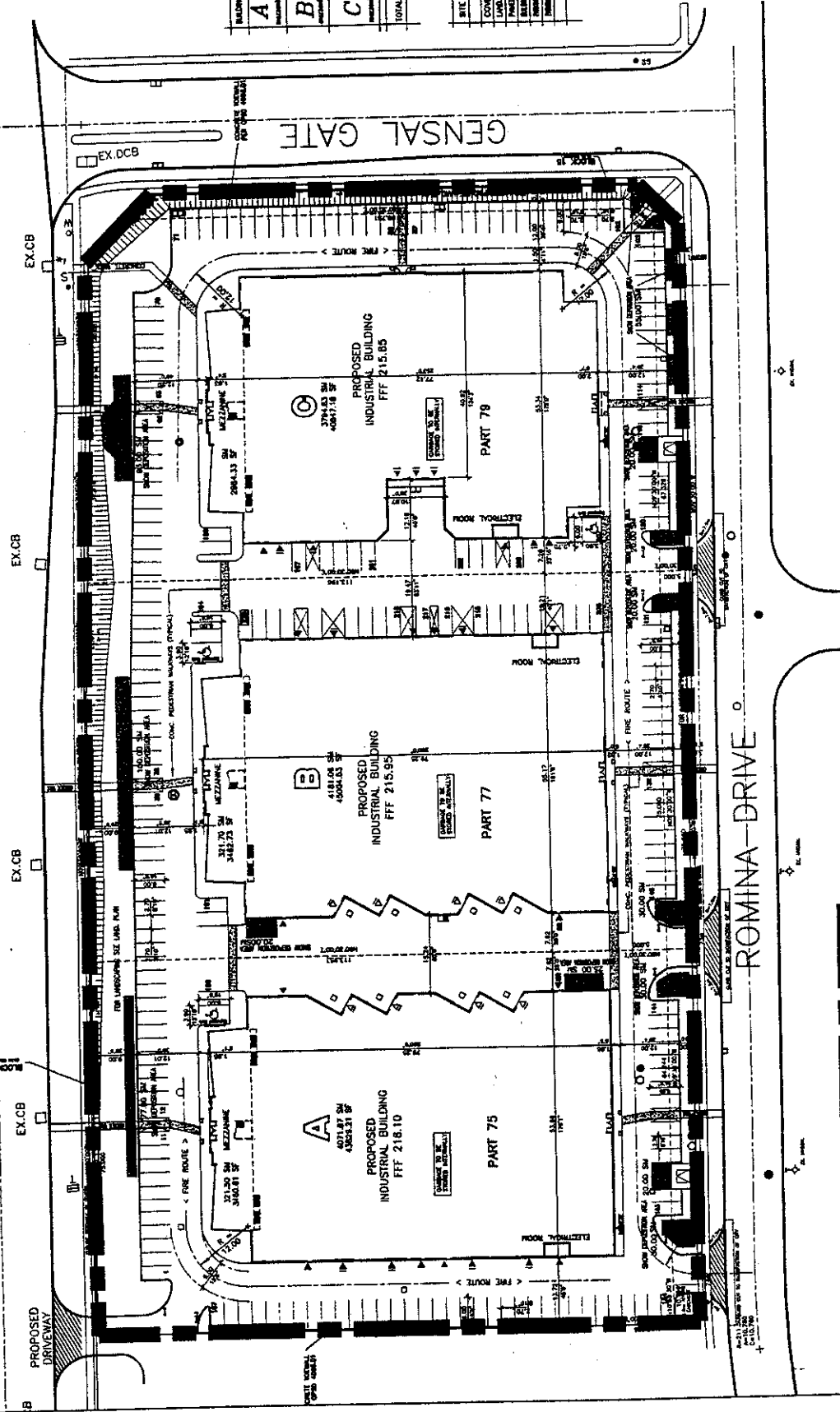
City of
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Community Planning Department

Location Map

Part of Lot 13,
 Concession 5
 APPLICANT:
 ALROB INVESTMENTS

JANE STREET



SITE ANALYSIS

BUILDING	AREA SQ M	AREA SF	USE	AREA SQ M	AREA SF
A	4071.87 SQ M	43528.21 SF	91.42		
	301.50 SQ M	3248.61 SF	00.00		
B	4181.04 SQ M	45004.53 SF	83.82		
	351.70 SQ M	3762.73 SF	00.00		
C	3794.83 SQ M	40897.18 SF	73.89		
	277.25 SQ M	2964.33 SF	00.00		
TOTAL	15948.31 SQ M	172088.08 SF	246.32		

SITE AREA PART 77-79	
28757.85 SQ M	309184.81 AC
COVERAGE	15297.78 SQ M 163.03 %
LAND AREA	3522.20 SQ M 37.54 %
PAVED AREA	11427.89 SQ M 123.83 %
BUILDING AREA	15948.31 SQ M 172.08 %
ROADS	241 CHRS
PAVED	258 CHRS (INCLUDED 3 UNPAVED)

Attachment 2

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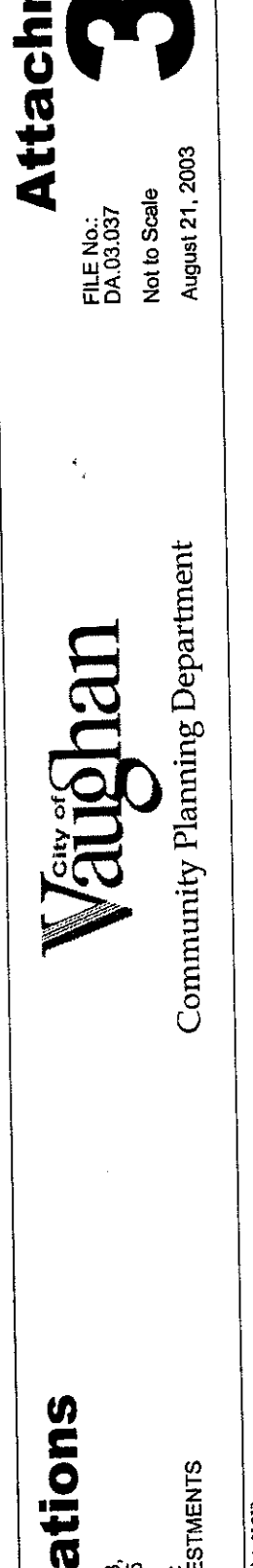
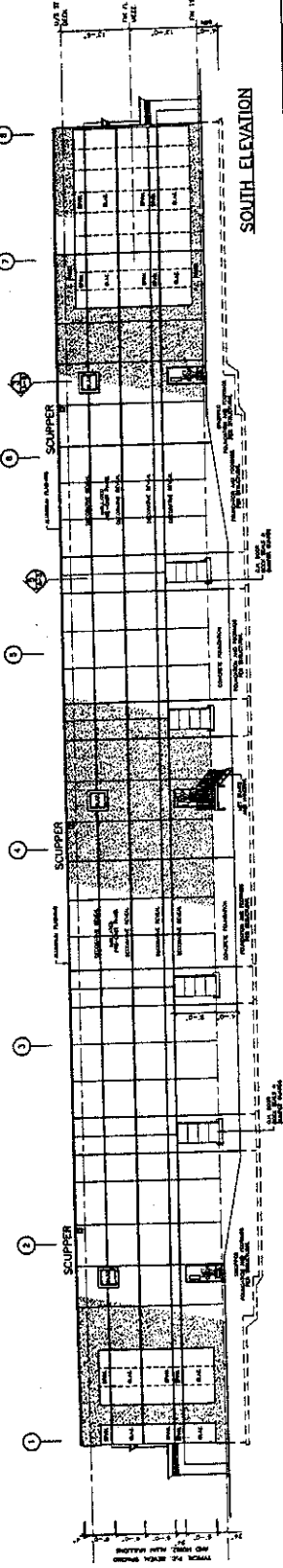
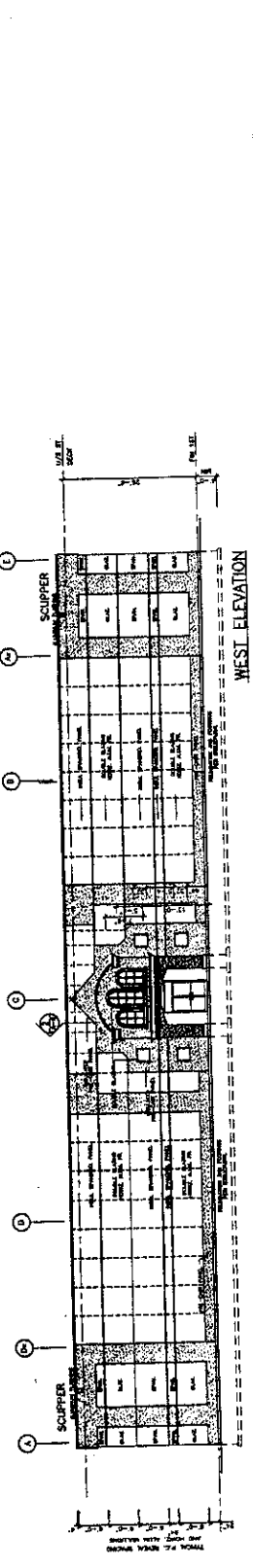
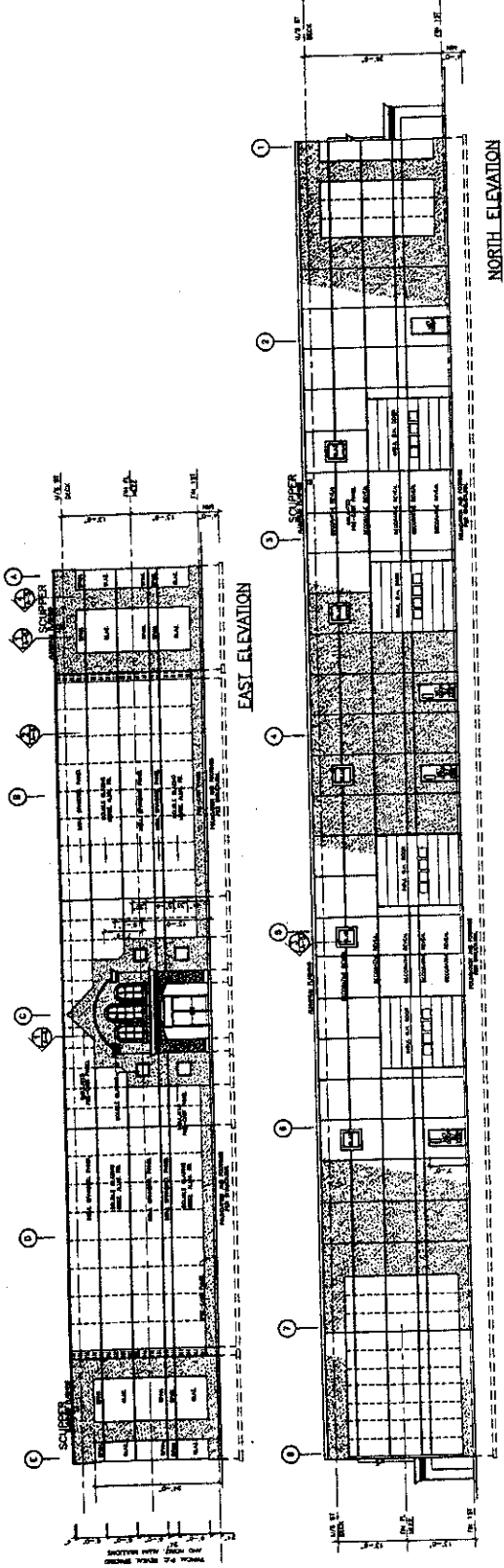
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Site Plan
 Part of Lot 13,
 Concession 5
 APPLICANT:
 ALROB INVESTMENTS

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SECTION
 8 METRE (26 FT) BARRING
 ALL DRAWING TO SCALE
 1/8" = 1'-0" (1:25.4)
 1/4" = 1'-0" (1:12.7)
 1/2" = 1'-0" (1:6.3)
 1" = 1'-0" (1:3.15)



Attachment 3a

FILE No.: DA.03.037
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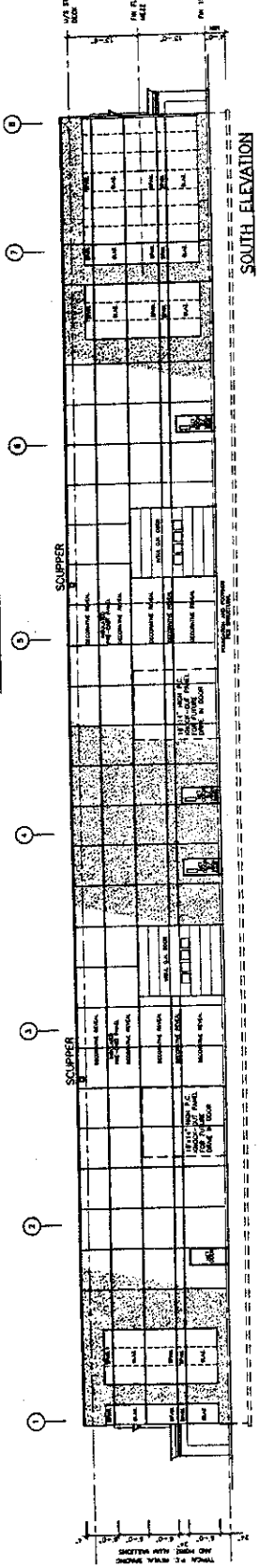
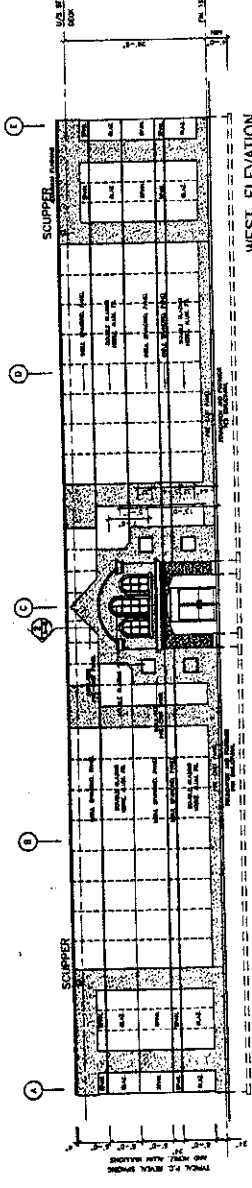
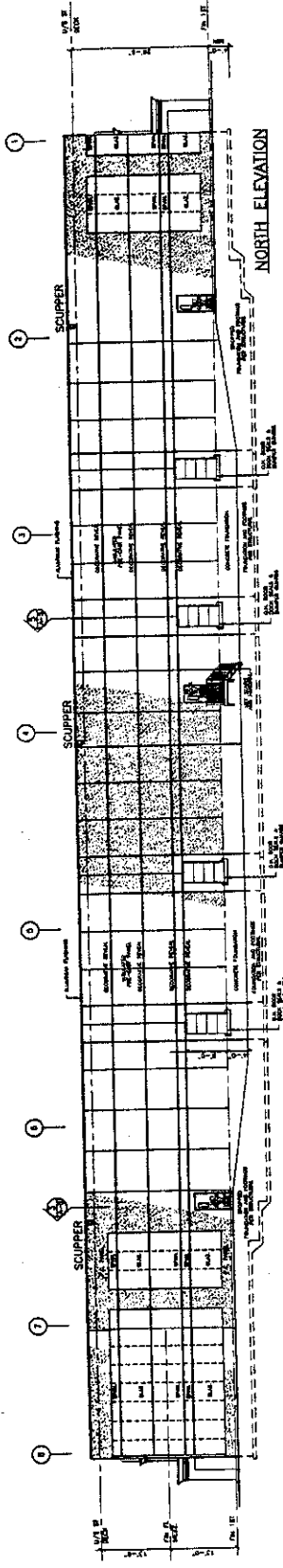
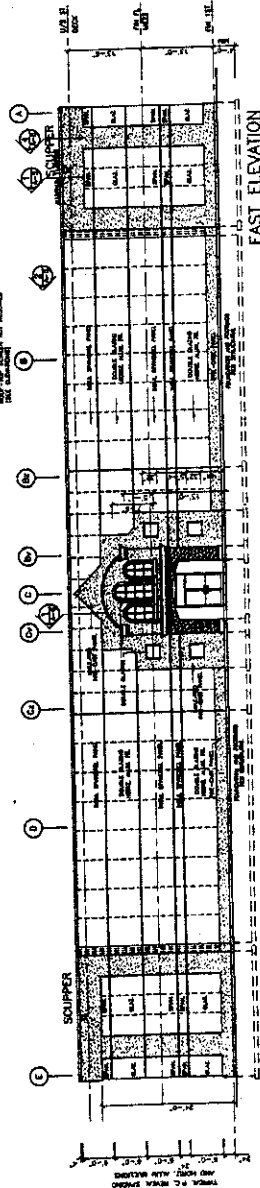
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Elevations
 Part of Lot 13,
 Concession 5
 APPLICANT:
 ALROB INVESTMENTS

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SECTION
6 METRE HIGH BUILDING
ALL DRAWING TO SCALE!
DO NOT SCALE DRAWING
FOR CONSTRUCTION
FOR CONSTRUCTION
SEE CLARIFICATION



Elevations

Part of Lot 13,
Concession 5

APPLICANT:
ALROB INVESTMENTS

City of Vaughan

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Attachment 3b

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