

COMMITTEE OF THE WHOLE APRIL 4, 2005

SITE DEVELOPMENT FILE DA.04.081
HIRONO DEVELOPMENT INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.04.081 (Hirono Development Inc.) BE APPROVED.

Purpose

The Owner has submitted a Site Development Application to permit a 11,446.87m² industrial building for the manufacturing of windows, which includes an office and a mezzanine, on a 1.85ha lot.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located southeast of Langstaff Road and Highway #400, on the west side of Applewood Crescent through to Highway #400, being Block 58 on Plan 65M-2611, (330 Applewood Crescent), in Part of Lot 10, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

The rectangular-shaped building will be constructed to a height of 8.3m. The building materials consist of white aggregate pre-cast panels with smooth recessed banding and green spandrel and reflective windows. The primary façade is located on the west elevation, facing Highway #400. It is designed with a curve-shaped reflective glass curtain wall that increases the height to 10.4m, and a centrally located main entry. The northwest and southwest corners of the building consists of vertical glass panels and second storey windows. The east elevation, facing Applewood Crescent, consists of a square window feature surrounded by pre-cast panels and two rows of second storey windows.

The remaining two facades are of similar design, and consists of white aggregate pre-cast panels with a smooth recessed band and a series of recessed rectangular elements. Eight drive-in doors, four loading doors, and one of six man doors are located on the south elevation, with the remaining five man doors on the north and west elevations. The loading area that is located on the south elevation is recessed, and not visible from Highway #400, and is further screened from Applewood Crescent by a 4.2m high pre-cast wall.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, particularly priority "A-5," "Plan and Manage Growth."

Conclusion

Staff are satisfied with the proposed elevations for the industrial building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

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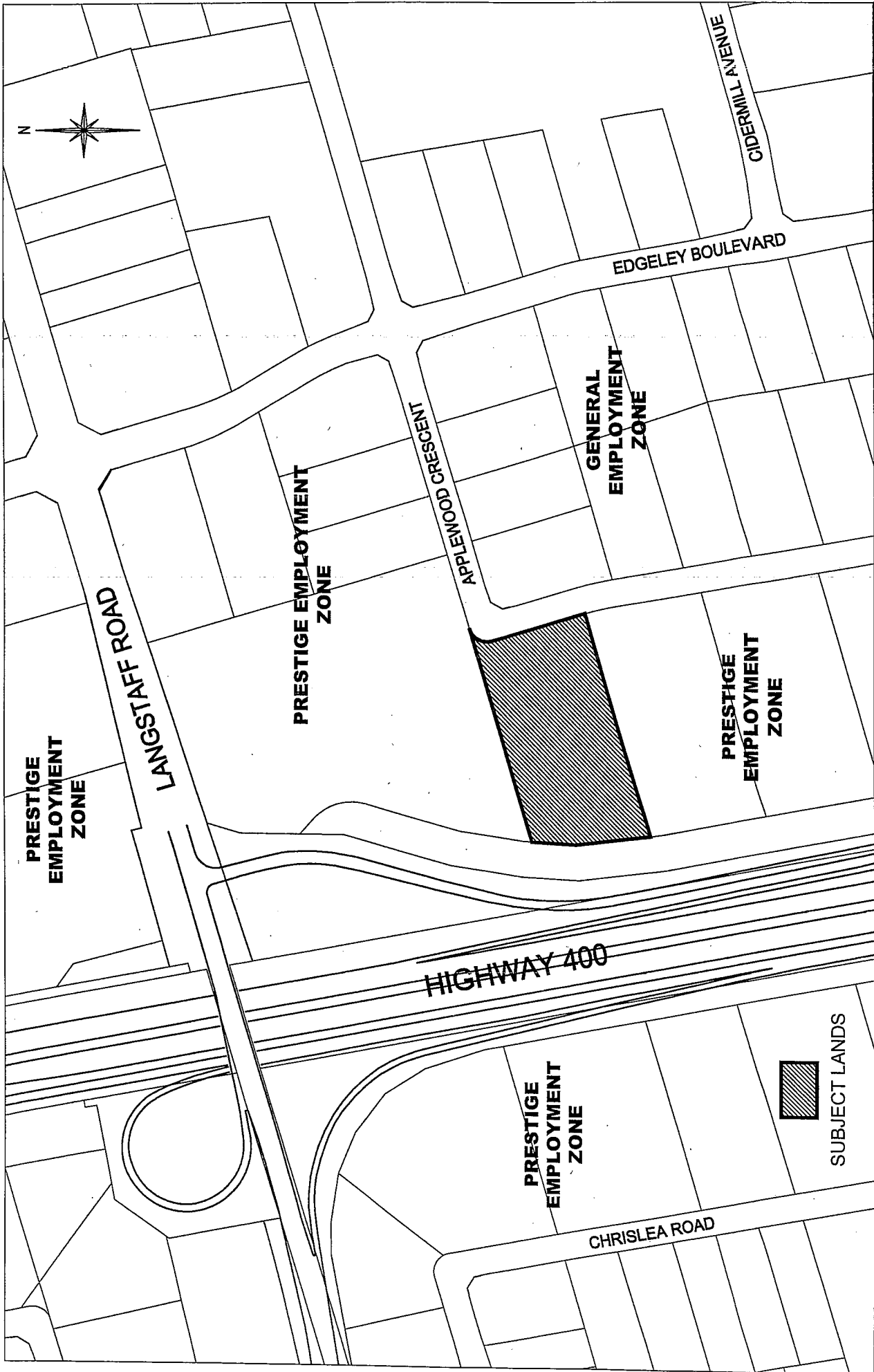
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Location Map

Lot 10,
Concession 5

APPLICANT:
HIRONO DEVELOPMENT INC.

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Development Planning Department

Attachment



FILE No.:
DA:04.081

Not to Scale

March 10, 2005

