

COMMITTEE OF THE WHOLE APRIL 8, 2002

SITE DEVELOPMENT FILE DA.01.085
STONEMARK INVESTMENTS INC.

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Plan Application DA.01.085 (Stonemark Investments Inc.) BE APPROVED.

Purpose

On November 19, 2001, the Owner submitted a Site Development Application for two multi-unit industrial buildings, each comprising 8 units, with a total GFA of 8,470m² on a 2.14ha site.

Background - Analysis and Options

The subject lands are located southwest of Langstaff Road and Highway 400, being Lot 32 on Registered Plan 65M-2588 (641 and 631 Chrislea Road) in Lot 10, Concession 5, City of Vaughan.

The west building facing Chrislea Road will be constructed with a flat-roof to a height of 7.32m. The recessed entrances feature blue-tinted glass doors, concrete planters and glazed windows. The building material and colour consist of grey architectural precast concrete panels in a sandblast finish. The roof-line on the west elevation is accented with 1.2m high peaked roofs over the entryways, which further screen the roof-top mechanical equipment. The top half of the building is accented with a horizontal smooth-finish band and decorative circles above the entryways. The north and south elevations consist of the same glazed windows and precast concrete panels as the west elevations.

The east building facing Highway 400 is similar to the west building, but includes additional architectural treatment, including expansive blue-tinted spandrel glassed areas over each entrance way, and flag poles mounted within the smooth-band decorative circles. The north elevation is consistent with the east elevation.

The loading areas for each building are located within a central courtyard, screened from the street by the buildings. Each internal elevation is finished in grey ribbed precast concrete panels.

Conclusion

Staff is 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
- 3a. Elevations - West Building
- 3b. Elevations - East Building

Report prepared by:

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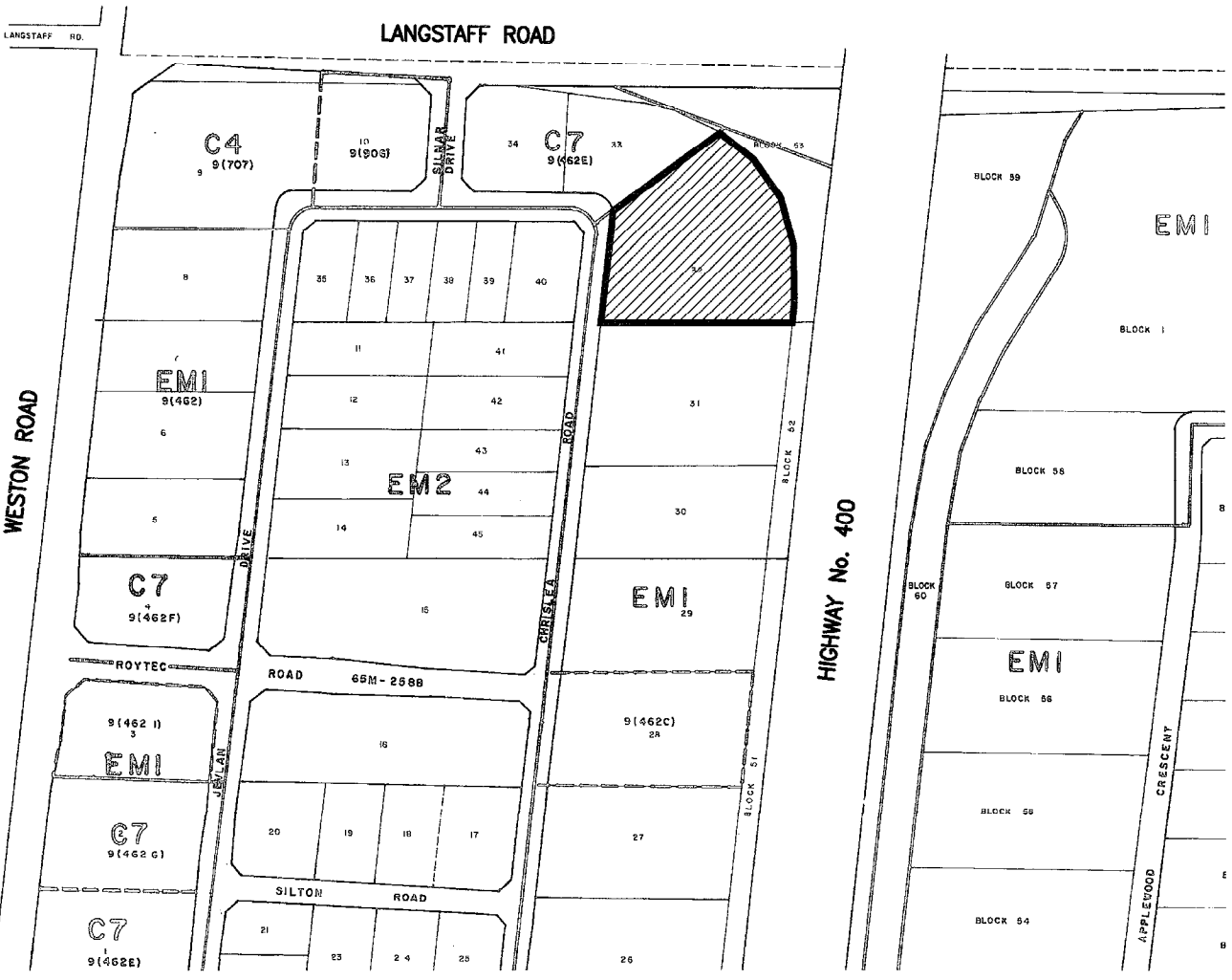
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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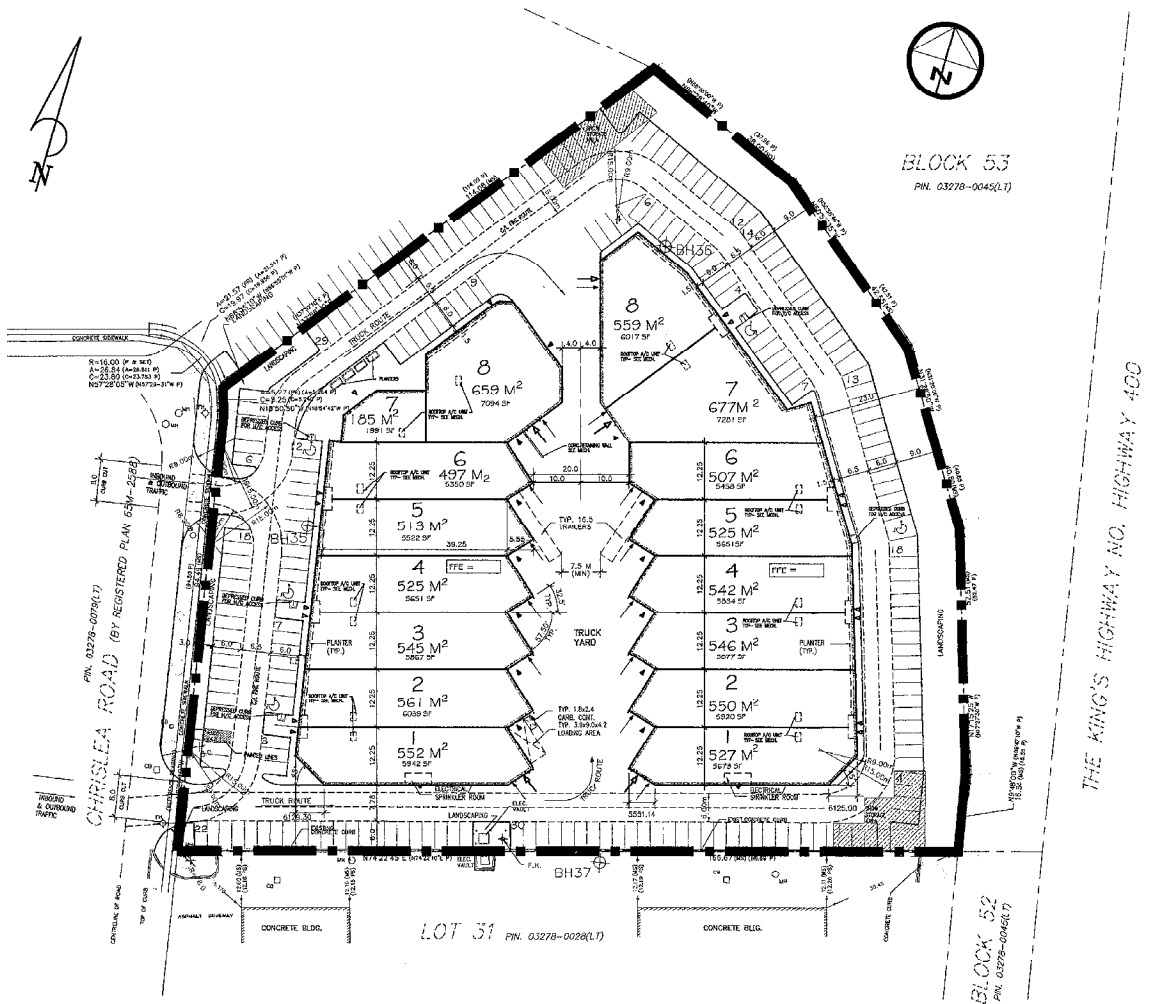
 SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #: DA.01.085	REPORT #: PT OF LOT 10, CON 5
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CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 12/20/2001
APPLICANT: STONEMARK INVESTMENTS INC.
SCALE: NOT TO SCALE



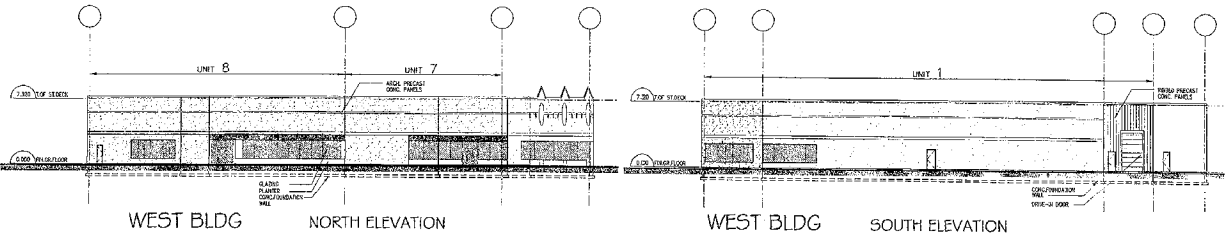
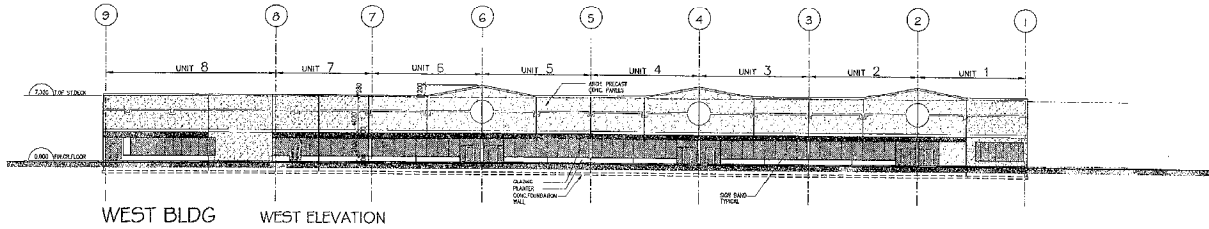
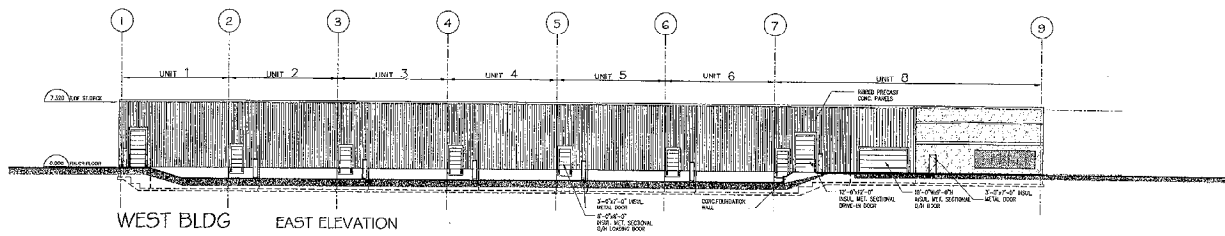
SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

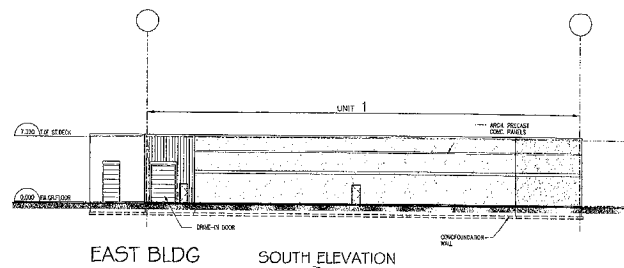
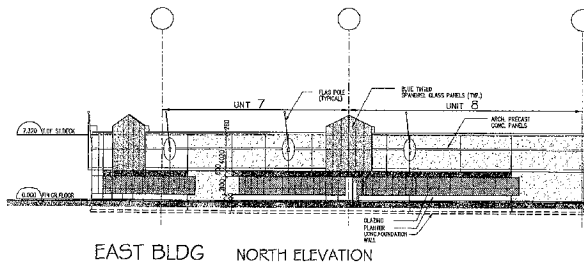
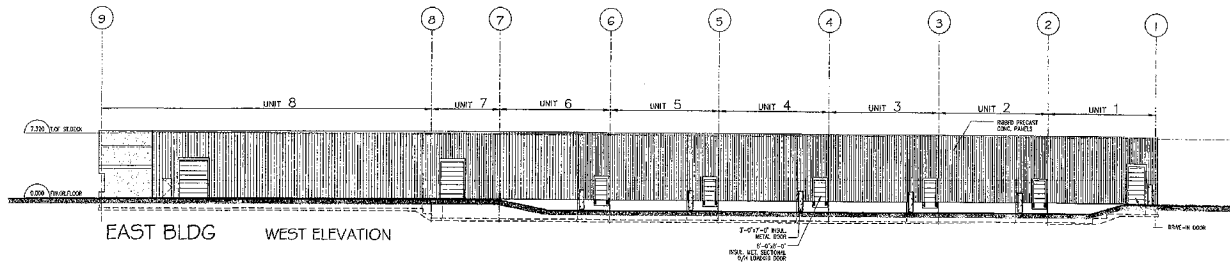
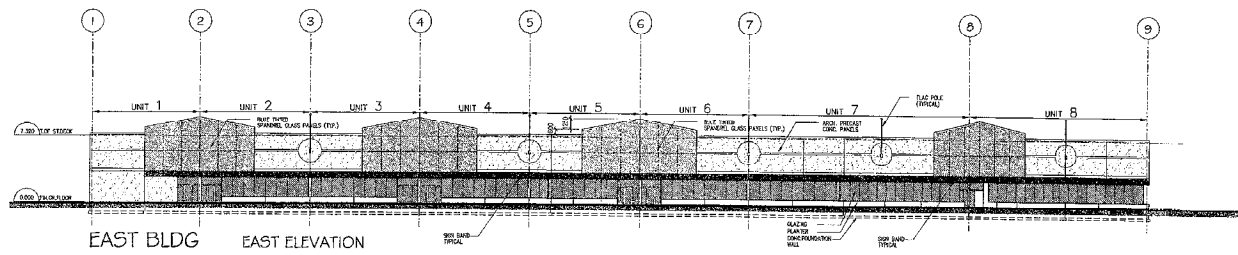
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<p>ATTACHMENT '3A' ELEVATIONS</p>	FILE #:	REPORT #:	DATE: 12/20/2001
	DA.01.085	LOCATION: PT OF LOT 10, CON 5	SCALE: NOT TO SCALE
		CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: STONEMARK INVESTMENTS INC.



ATTACHMENT '3B' ELEVATIONS	FILE #:	REPORT #:	DATE: 12/20/2001
	DA.01.085	PT OF LOT 10, CON 5	SCALE: NOT TO SCALE
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: STONEMARK INVESTMENTS INC.	