

COMMITTEE OF THE WHOLE OCTOBER 7, 2002

SITE DEVELOPMENT APPLICATION FILE DA.02.051 ANILAG INVESTMENTS LTD.

Recommendation

THAT the building elevations for Site Development Application DA.02.051 (Anilag Investments Ltd.) BE APPROVED, subject to additional architectural articulation being incorporated on the warehouse portion of the east and north elevations, and details on roof-top mechanical equipment, to the satisfaction of the Community Planning and Urban Design Departments.

Purpose

On August 16, 2002, the Owner submitted a Site Development Application for a 5,166m² industrial building on a 1.3 ha site.

Background - Analysis and Options

The L-shaped site is located on the east side of Connie Crescent (backing onto Dufferin Street), south of Langstaff Road, being Lot 29, Plan 65M-1801, in Lot 10, Concession 3, City of Vaughan.

The two-storey high office portion of the building has a flat roof to a height of 8.7m with its main entrance facing Connie Crescent. The 10.9m high warehouse portion of the building is located behind the office and is visible from Dufferin Street. A continuous band of windows are proposed along the first and second floors of the office, and are predominant above the main entrance. A series of two-unit windows, which are spaced approximately 6m apart, are proposed along the west and north walls of the warehouse.

The building materials include white precast concrete panels for the office, and light-grey, vertically ribbed, precast panels with banding for the warehouse. Light-grey metal siding is proposed on a small portion of the warehouse, located above the office facing Connie Crescent. The loading area is located at the northwest corner of the building. The roofline is flat and the company sign/logo is proposed on both the south and east elevations.

Conclusion

Staff are generally satisfied with the proposed building elevations, but recommend further articulation/enhancement be incorporated on the warehouse portion of the building, particularly the east and north elevations facing Dufferin Street. Details on how the roof-top mechanical equipment will be screened is also required. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

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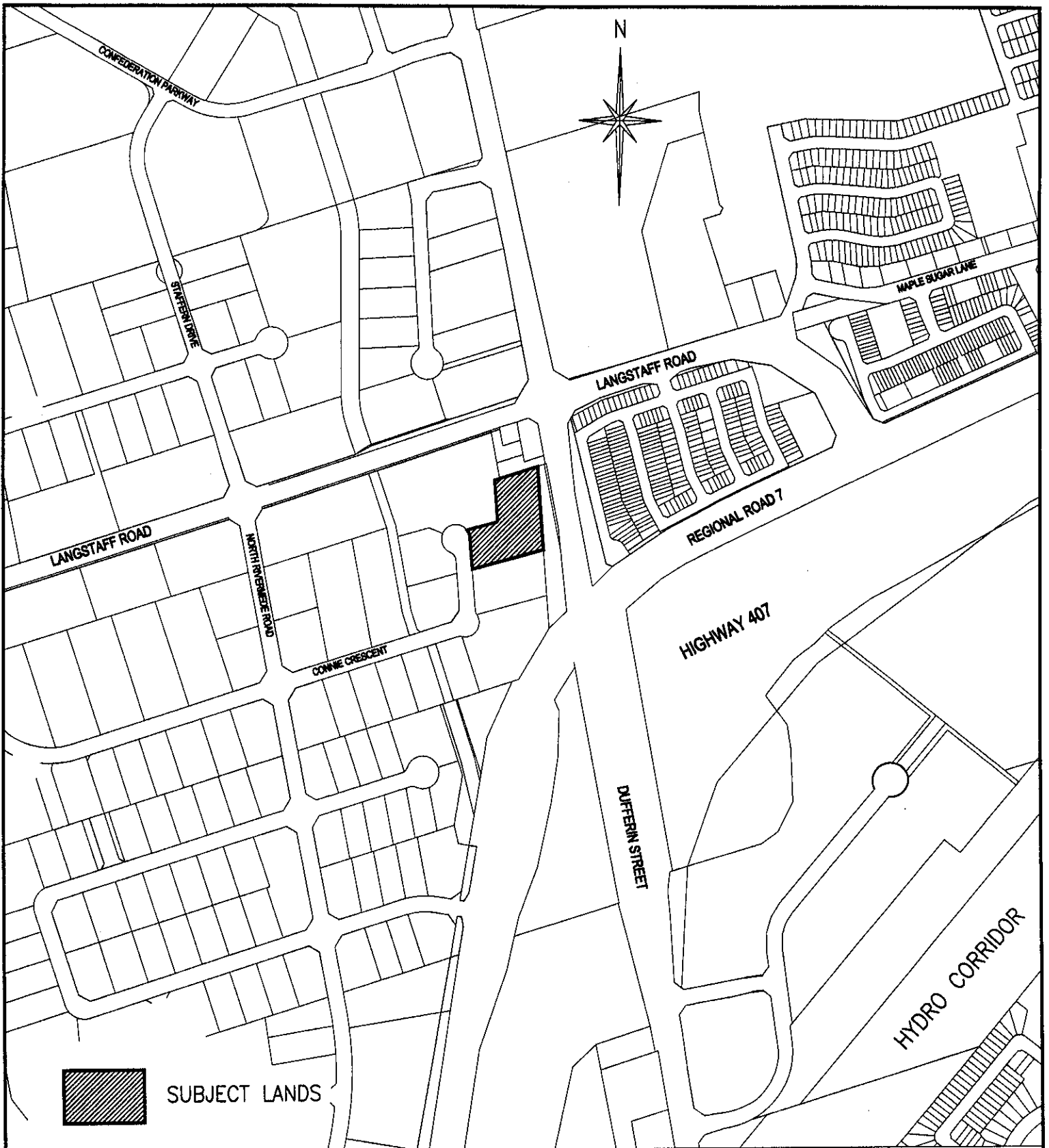
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

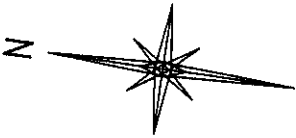
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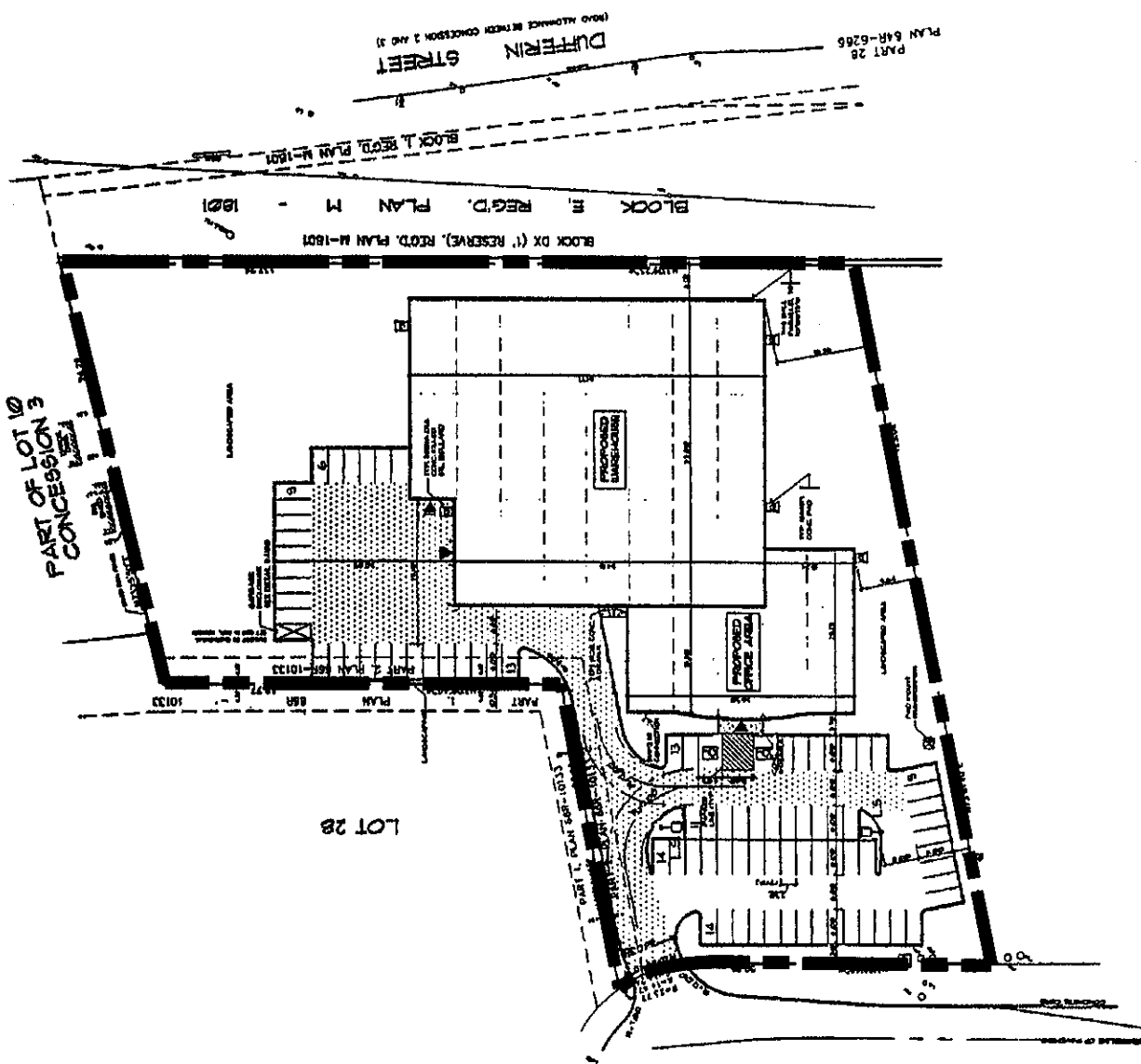
**ATTACHMENT '1'
LOCATION MAP**

FILE #:	REPORT #:	DATE: 08/23/2002
DA.02.051	LOCATION: PART OF LOT 10, CON. 3	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT: ANILAG INVESTMENTS LTD.



PART 1, PLAN 65R-19206
CONNIE CRESCENT

LOT 28



PART 28
PLAN 64R-6266
DUFFERIN STREET
BLOCK 1, REGD. PLAN M-1801
BLOCK 2, REGD. PLAN M-1801
BLOCK 3, REGD. PLAN M-1801
BLOCK 4, REGD. PLAN M-1801
BLOCK 5, REGD. PLAN M-1801
BLOCK 6, REGD. PLAN M-1801
BLOCK 7, REGD. PLAN M-1801
BLOCK 8, REGD. PLAN M-1801
BLOCK 9, REGD. PLAN M-1801
BLOCK 10, REGD. PLAN M-1801
BLOCK 11, REGD. PLAN M-1801
BLOCK 12, REGD. PLAN M-1801
BLOCK 13, REGD. PLAN M-1801
BLOCK 14, REGD. PLAN M-1801
BLOCK 15, REGD. PLAN M-1801

ATTACHMENT '2' SITE PLAN

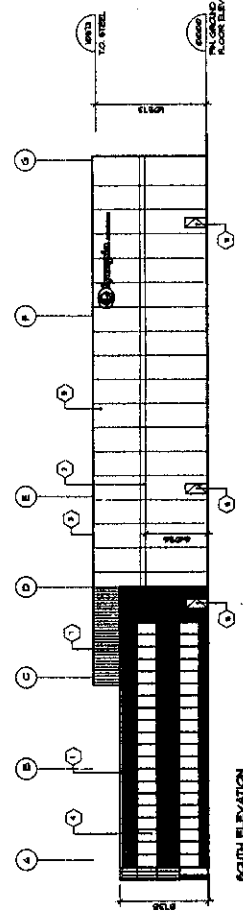
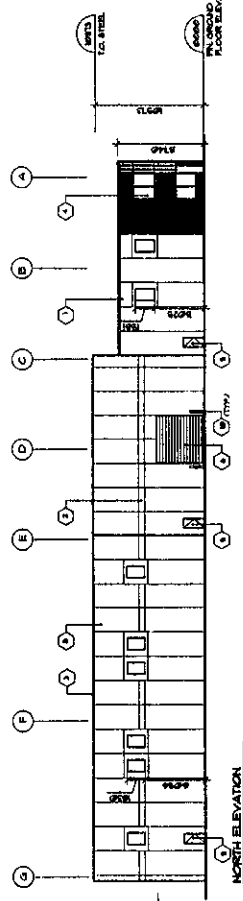
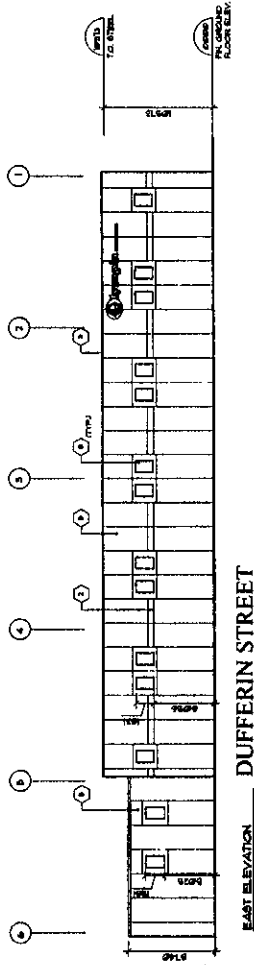
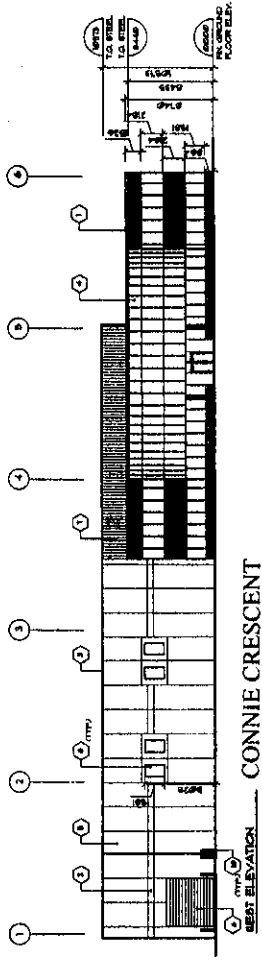
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REPORT #:
LOCATION:
PART OF LOT 10,
CONCESSION 3

SUBJECT LANDS

CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE: 08/23/2002
SCALE: NOT TO SCALE
APPLICANT:
ANILAG INVESTMENTS LTD.



ATTACHMENT '3' ELEVATIONS

FILE #:

DA.02.051

REPORT #:

LOCATION:
PART OF LOT 10,
CONCESSION 3

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

ANILAG INVESTMENTS LTD.

DATE: 08/23/2002

SCALE: NOT TO SCALE