

COMMITTEE OF THE WHOLE JUNE 2, 2003

SITE DEVELOPMENT FILE DA.03.017 **BELFIN CANADA INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.017 (Belfin Canada Inc.) BE APPROVED.

Purpose

On March 20, 2003, the Owner submitted a Site Development Application for a 2322.95m² industrial building with an ancillary office.

Background - Analysis and Options

The 1.75 ha site is located on the west side of Highway 400, through to Creditview Road, to the north of Langstaff Road, being Block 26 on Plan 65M-3427 (151 Creditview Road), in Part of Lot 12, Concession 5, City of Vaughan.

The irregular-shaped building has a flat roof to a height of 8.4m. The building materials consist of white plastic wall panels, white pre-cast concrete panels and green tempered glass. The main entrance is located on the east elevation, facing Highway 400. The main doors are surrounded by glass and horizontal concrete panels, and accented with three small square windows. There is an illuminated sign box above the mezzanine floor windows. The white concrete panels continue the length of the east elevation and are finished with tempered glass at the corners.

The remaining three facades consist of horizontal white plastic panels, accented with white vertically ribbed plastic panels. The south elevation consists of two loading doors, one drive-in door, one man door and tempered glass accented with smaller square glass windows at the opposite end. The loading area faces a vacant lot, and will be screened once the future westerly expansion of the building is constructed. Transom windows will be required above the man-doors on the north and south elevations.

Conclusion

Staff are satisfied with the proposed building elevations. Should the Committee concur, the recommendation in the report can be adopted.

Attachments

1. Location
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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Attachment

1

FILE No.:
DA.03.017

March 28, 2003

Not to Scale

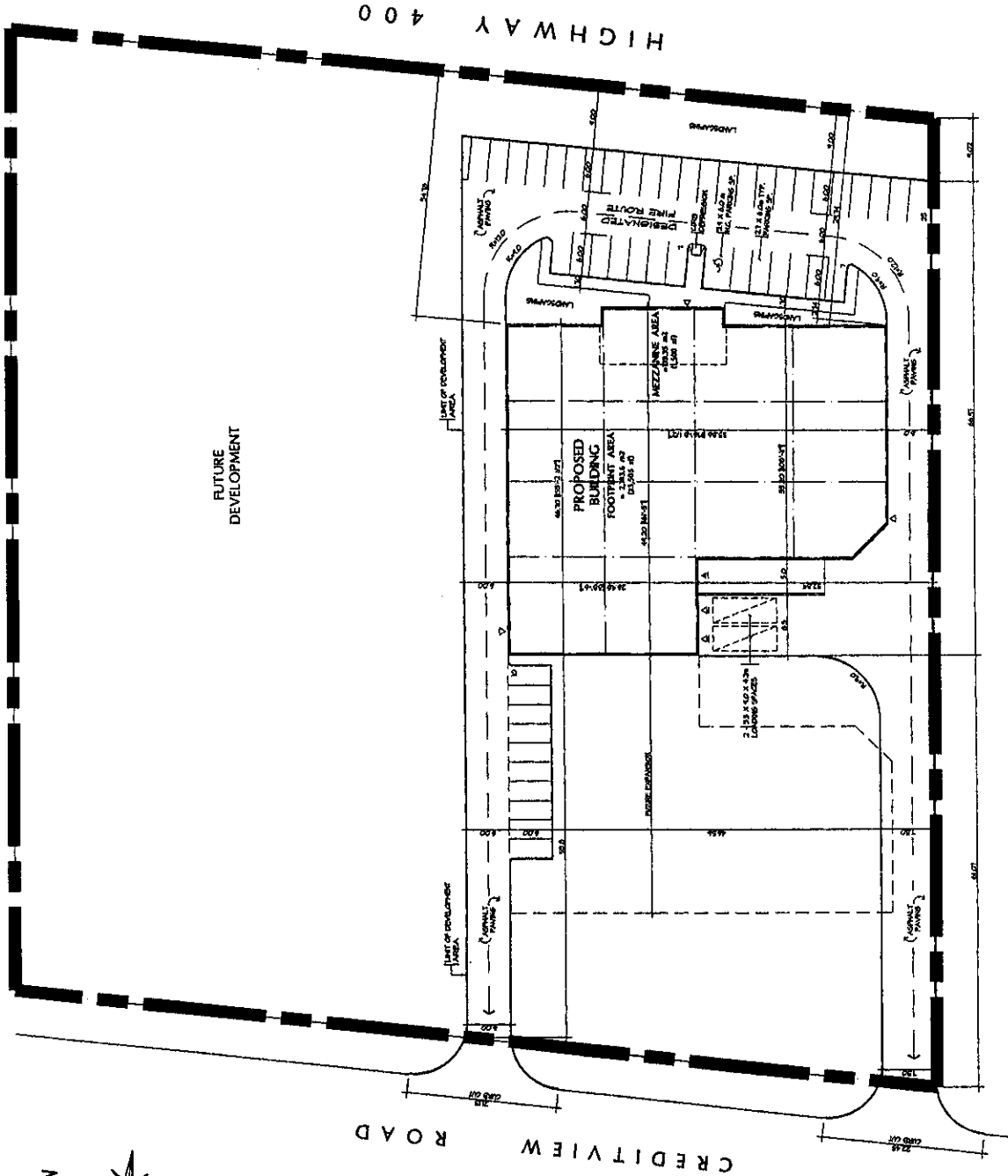
City of
Vaughan

Community Planning Department

Location Map

Part of Lot 12,
Concession 5

APPLICANT:
BELFIN CANADA INC.



| STATISTICS | | | |
|--------------------------|---|-----------|--|
| SITE AREA | | | |
| AREA OF DEVELOPMENT | 9,044.21 m ² or (2.2 Acres) | | |
| AREA OF URBE DEVELOPMENT | 8,344.61 m ² or (2.1 Acres) | | |
| TOTAL SITE AREA | 11,563.94 m ² or (4.5 Acres) | | |
| BUILDING FLOOR AREA: | | | |
| GROUND FLOOR | 2,183.6 m ² or 23,508 S.F. | | |
| MEZZ FLOOR | 1,200 m ² or 13,000 S.F. | | |
| TOTAL BUILDING AREA | 3,383.6 m ² or 36,508 S.F. | | |
| LOT COVERAGE | | | |
| | (2,183.6 m ²) | 24.2 % | |
| PAVING AREA | | | |
| | (5,155.4 m ²) | 44.6 % | |
| LANDSCAPED AREA | | | |
| | (5,083.5 m ²) | 54.2 % | |
| PARKING: | | | |
| PARKING REQUIRED | (3,322.15 & 2,010.00) | 47 SPACES | |
| PARKING PROVIDED | | 47 SPACES | |

SUBJECT LANDS

Attachment 2

FILE No.:
DA.03.017

March 28, 2003

Not to Scale

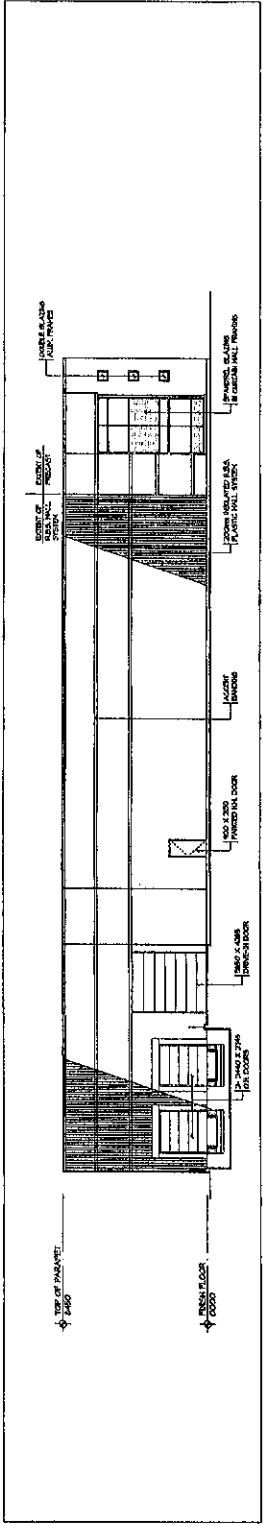
City of
Vaughan

Community Planning Department

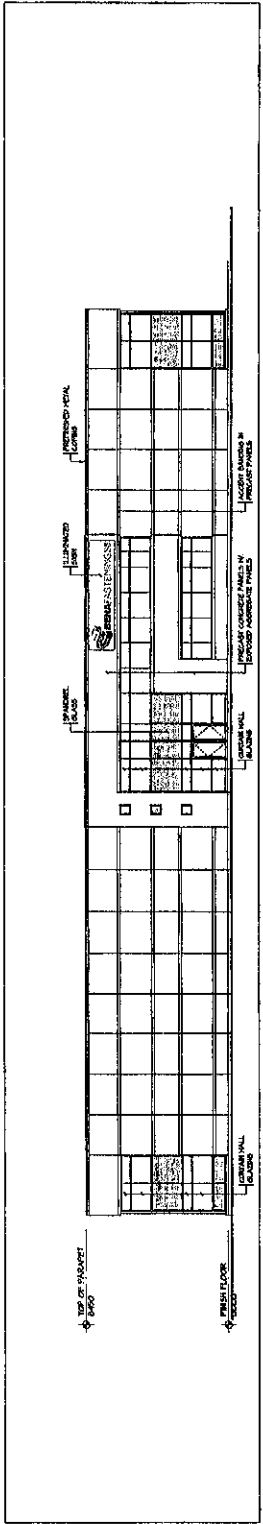
Site Plan

Part of Lot 12,
Concession 5

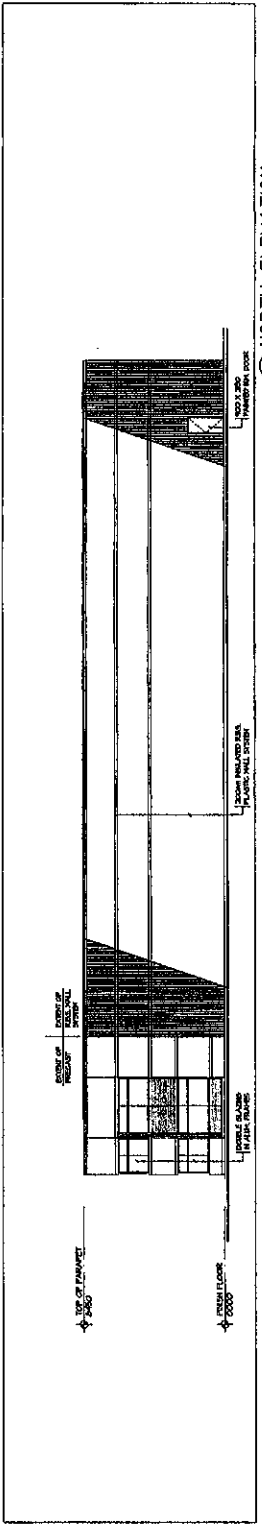
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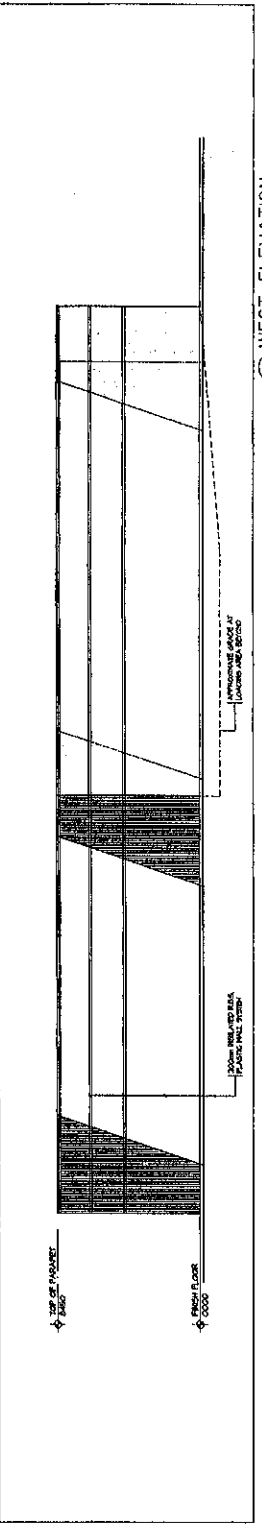
4 SOUTH ELEVATION
A.3.9 1/25



3 EAST ELEVATION - HIGHWAY 400
A.3.9 1/25



2 NORTH ELEVATION
A.3.9 1/25



1 WEST ELEVATION
A.3.9 1/25

Elevations

Part of Lot 12,
Concession 5

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City of Vaughan

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Attachment 3

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