

COMMITTEE OF THE WHOLE JUNE 2, 2003

SITE DEVELOPMENT FILE DA.03.020 **JANE-LOCKE PROPERTIES LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.020 (Jane-Locke Properties Ltd.) BE APPROVED.

Purpose

On March 27, 2003, the Owner submitted a Site Development Application for a two-storey, 2,644.7m² industrial building, with an ancillary office, on a 1.2 ha lot. The proposed building would complement the existing 3,224.9m² industrial building on the property.

Background - Analysis and Options

The subject lands are located at the southeast corner of Jane Street and Locke Street, being Block 15 on Plan 65M-2601 (20 Caldari Road), in Part of Lot 13, Concession 4, City of Vaughan.

The irregular-shaped building will be constructed to a height of 8m. The building materials consist of white exposed-aggregate pre-cast concrete panels and green tempered glass. The primary façade is located on the west elevation facing Jane Street. It consists of alternating horizontal bands of white pre-cast concrete and green tempered glass. A concrete canopy with concrete columns to a height of 8m, displays face mounted illuminated signage. This façade has an exposed mezzanine floor balcony, with a metal railing and an access door on the south elevation.

The remaining three facades consist of alternating bands of smooth and aggregate pre-cast concrete. The main entrances are located on the north elevation facing Locke Street. Both entrances are surrounded by green tempered glass, with one located beneath the concrete canopy, and the other between a row of first floor windows and two man doors. An additional entrance is located on the south elevation, beneath a 3.7m high concrete canopy. One man door, two loading doors, and two of the four drive-in doors, are located on south elevation, with the remaining two on the east elevation. The loading doors face the existing building and are screened from Caldari Road by a pre-cast concrete wall, to be constructed to a height of 4.2m.

Conclusion

Staff are 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
3. Building Elevations

Report prepared by:

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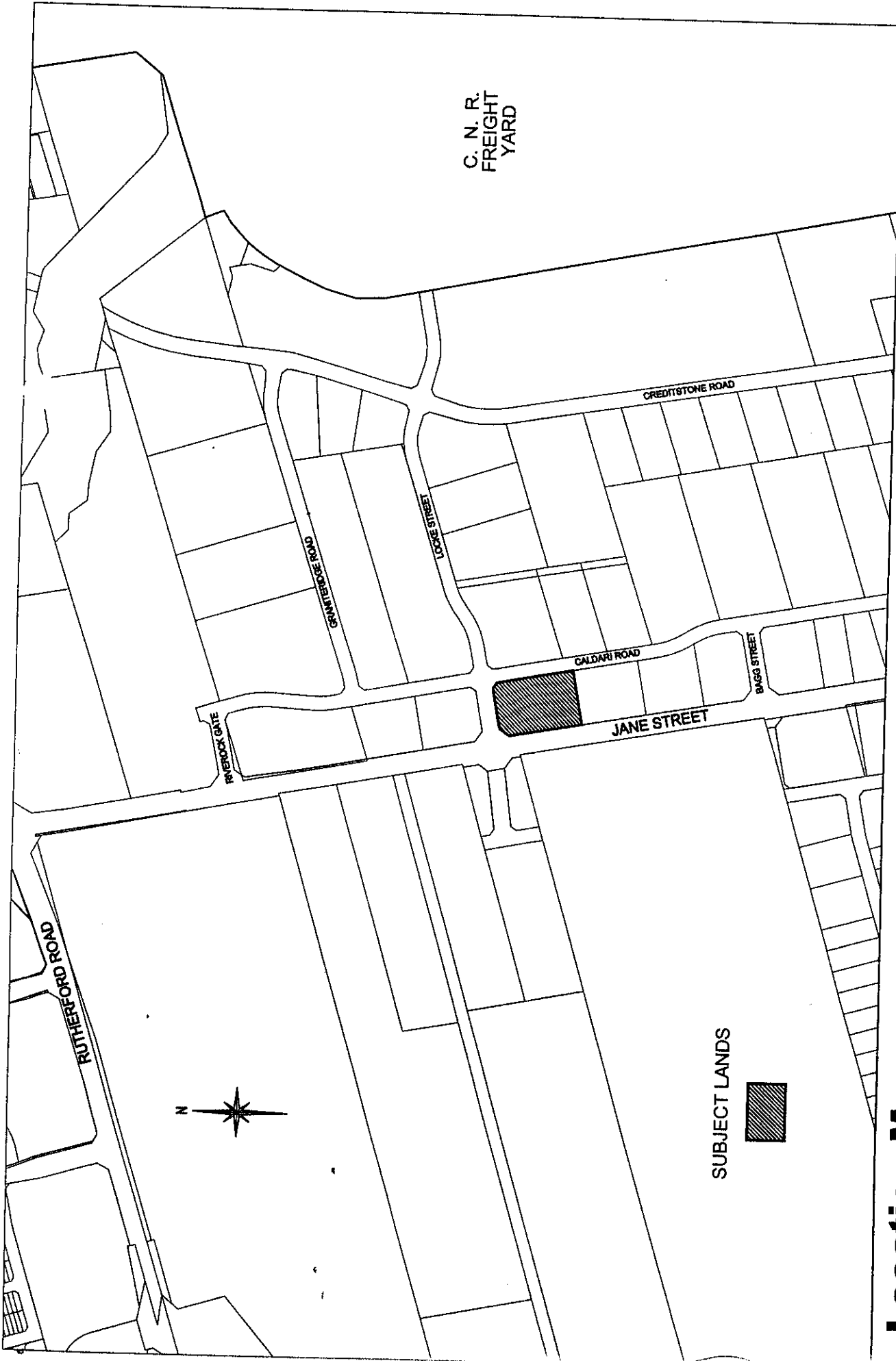
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lot 13,
Concession 4
APPLICANT:
JANE - LOCKE PROPERTIES LTD.

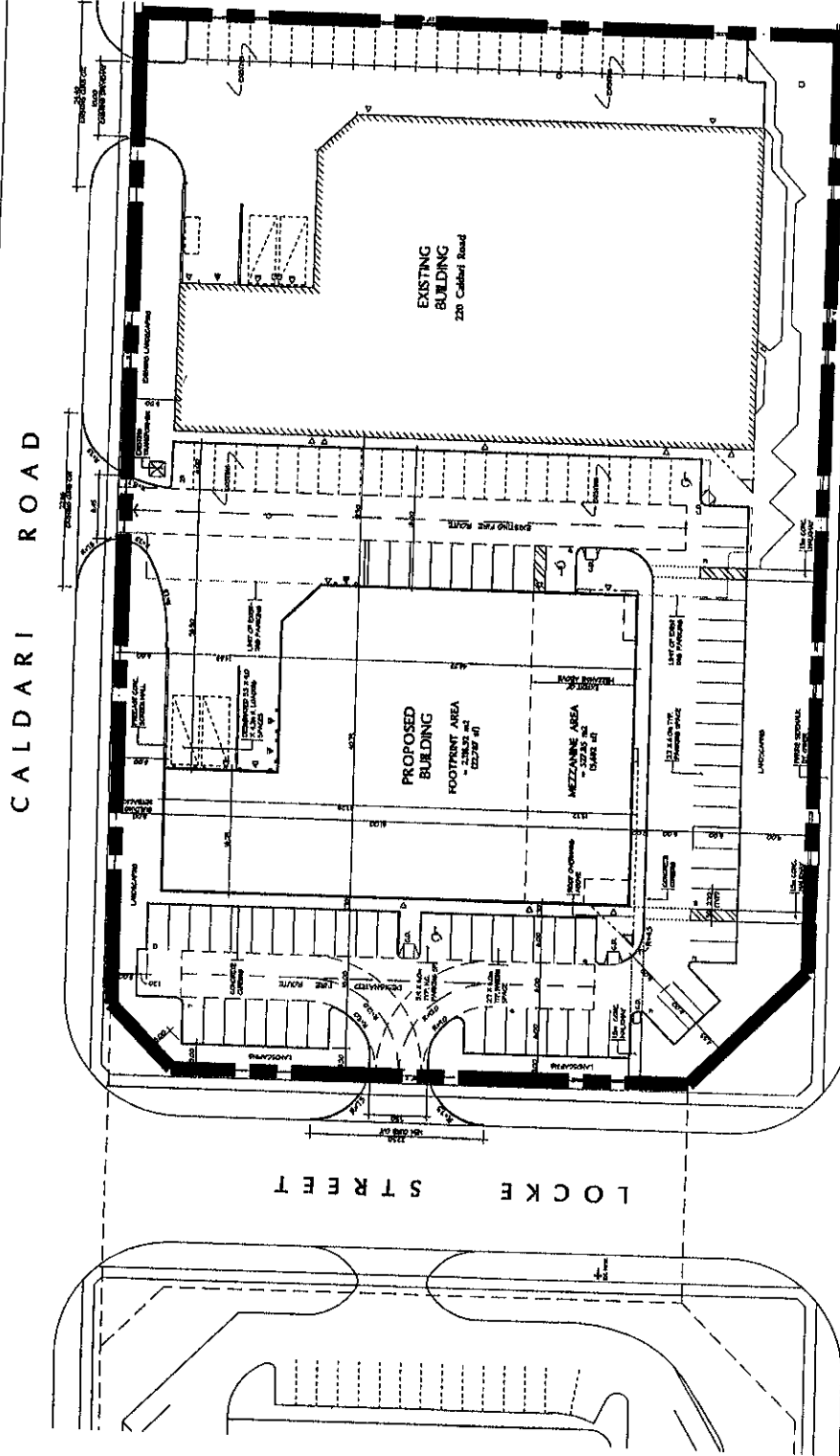


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Attachment

1

FILE No.:
DA-03.020
April 2, 2003
Not to Scale



SITE STATISTICS		
SITE AREA	2,819.22 AC	
AREA OF NEW DEVELOPMENT	6,127,500 sq ft	
AREA OF EXISTING DEVELOPMENT	6,127,500 sq ft	
TOTAL SITE AREA (5.05 Acres)	12,254,000 sq ft	
BUILDING G.F.A.		
Existing Building (220 Caldwell Road)		
GROUND FLOOR	2,786,250 sq ft or 24,842 S.F.	
MEZZ FLOOR	429,871 sq ft or 4,122 S.F.	
Proposed Building		
GROUND FLOOR	216,145 sq ft or 2,161 S.F.	
MEZZ FLOOR	5,271,050 sq ft or 4,122 S.F.	
TOTAL BUILDING AREA	3,266,171 sq ft or 62,239 S.F.	
PARKING		
LOT COVERAGE	4,529.17 AC or 34.7 %	
UNDEVELOPED AREA	2,864,591 sq ft or 21.8 %	
PAVING AREA	4,170,644 sq ft or 56.1 %	
TOTAL PARKING REQUIRED (2,000/SP)		118 SPACES
TOTAL PARKING PROVIDED		114 SPACES

SUBJECT LANDS



JANE STREET

Site Plan

Part of Lot 13,
Concession 4

APPLICANT:
JANE - LOCKE PROPERTIES LTD.



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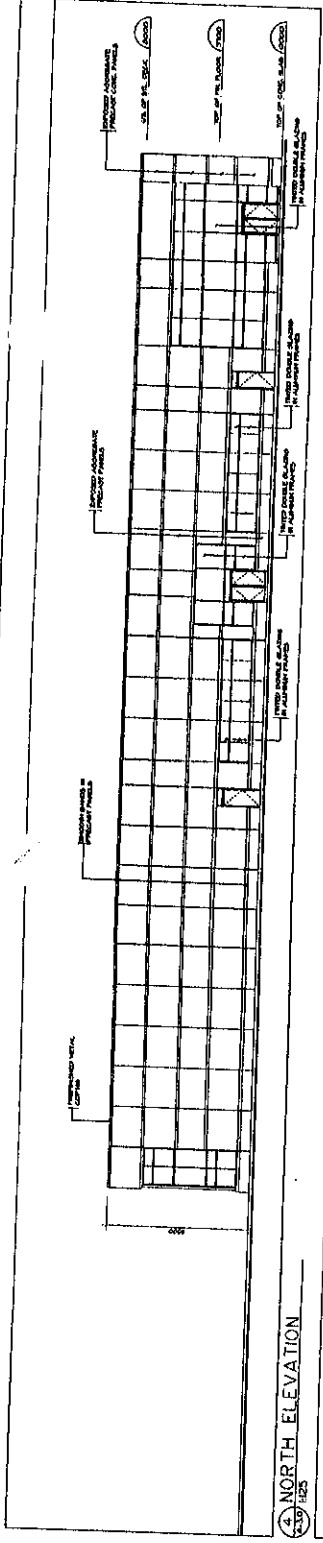
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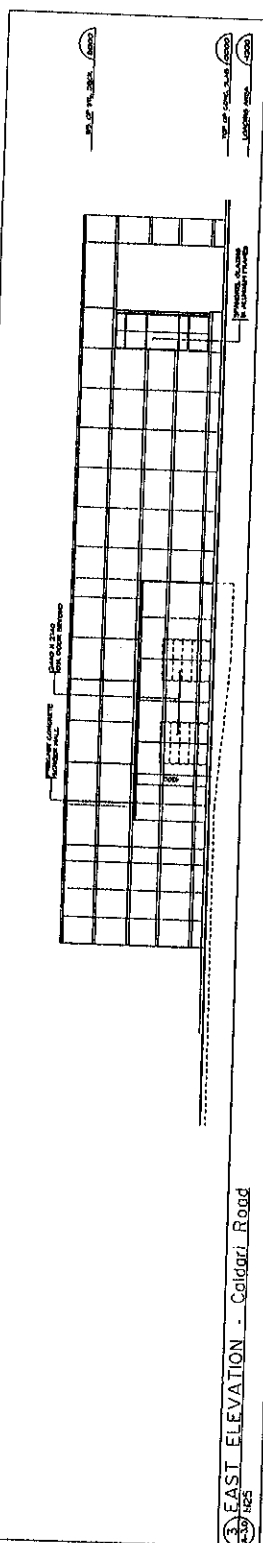
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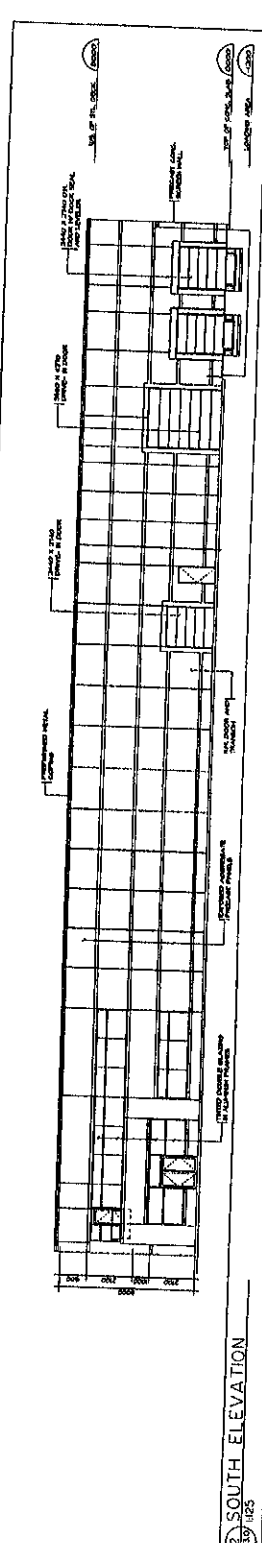
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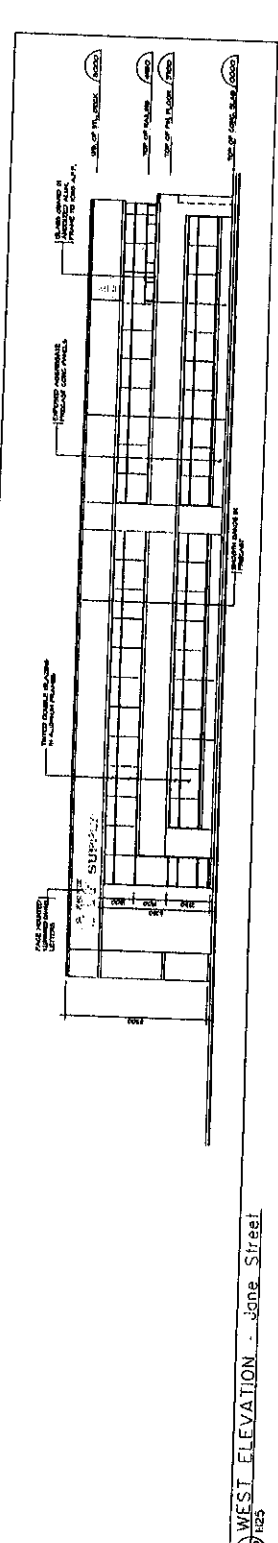
4 NORTH ELEVATION
A-3/9 1/25



3 EAST ELEVATION - Colfax Road
A-3/9 1/25



2 SOUTH ELEVATION
A-3/9 1/25



1 WEST ELEVATION - Jane Street
A-3/9 1/25

Elevation Plan

Part of Lot 13,
Concession 4
APPLICANT:
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Attachment 3
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