

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

SITE DEVELOPMENT FILE DA.03.038 **280 AVIVA PARK DRIVE INVESTMENT COMPANY LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.038 (280 Aviva Park Drive Investment Company Limited) BE APPROVED.

Purpose

On June 18, 2003, the Owner submitted a Site Development Application for a 10,334.8m² industrial building that includes offices and a mezzanine on a 1.8 ha lot.

Background - Analysis and Options

The subject lands are located on the north side of Aviva Park Drive, through to Highway #407, being Block 9 on Plan 65M-2790 (280 Aviva Park Drive), in Part of Lot 3, Concession 6, City of Vaughan.

The rectangular-shaped building will be constructed to a height of 9.6m. The building materials consist of smooth white pre-cast concrete panels, ribbed gray pre-cast concrete panels and green tempered glass. The primary façade is located on the south elevation, facing Aviva Park Drive, and consists of alternating bands of white pre-cast concrete and green tempered glass. The first floor is recessed from the second-storey office, with two further recessed entrances. Each entrance has two glass doors with a series of fan-shaped windows above.

The remaining three facades consist of gray pre-cast concrete panels with horizontal smooth bands and square-shaped windows below the roofline. Twelve loading doors, two drive-in doors, and two of eight man-doors are located on the north elevation, facing Highway #407, with the remaining six man-doors on the east and west elevations. The loading doors and trucks are not visible from Highway #407, and only the upper portion of the north elevation can be seen, which is to be architecturally treated with a series of green squared-shaped windows and a smooth band pattern on the pre-cast.

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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Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager of Development Planning, ext. 8485

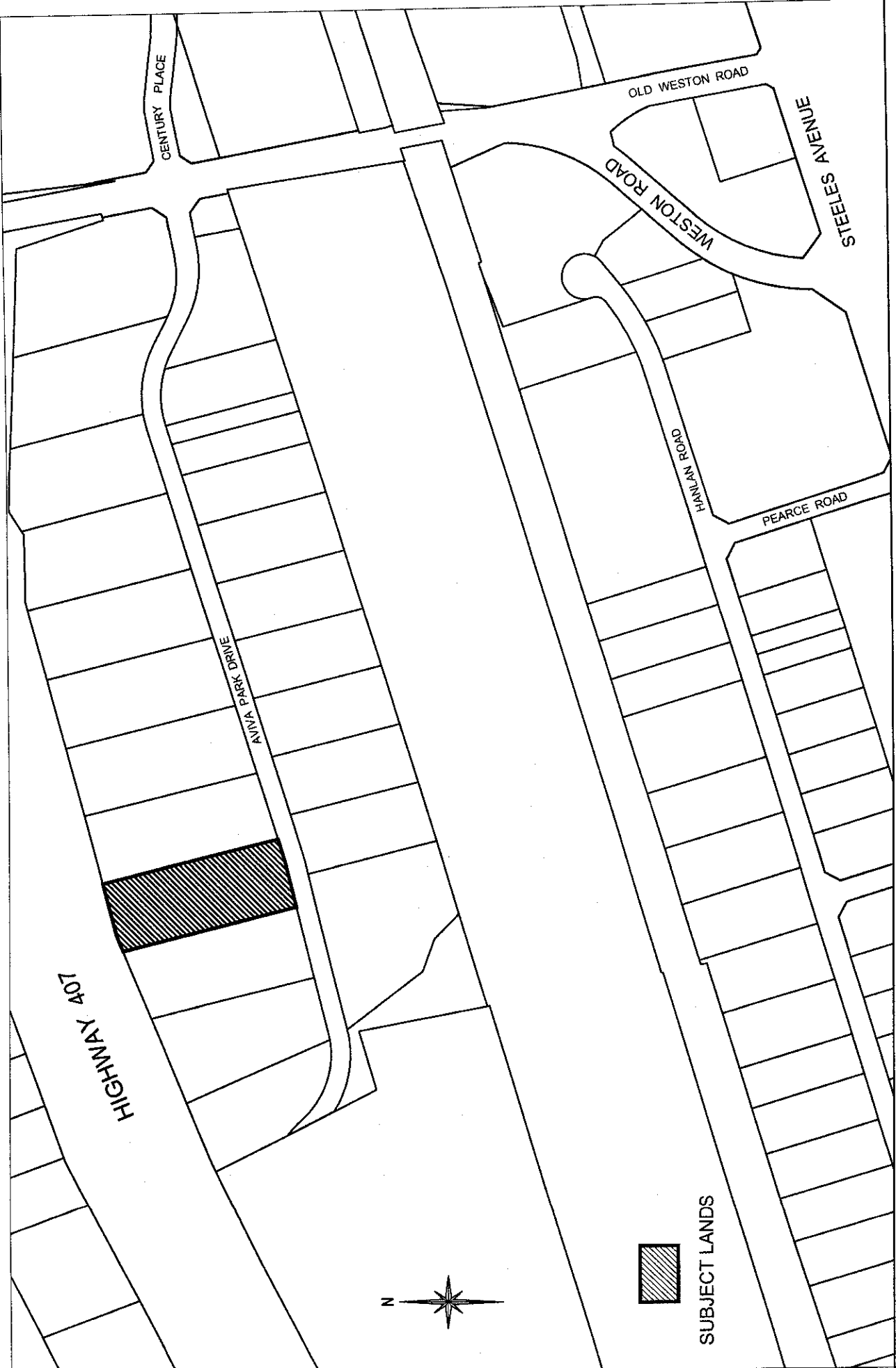
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Attachment **1**

FILE No.:
DA.03.038

Not to Scale

August 25, 2003

City of
Vaughan

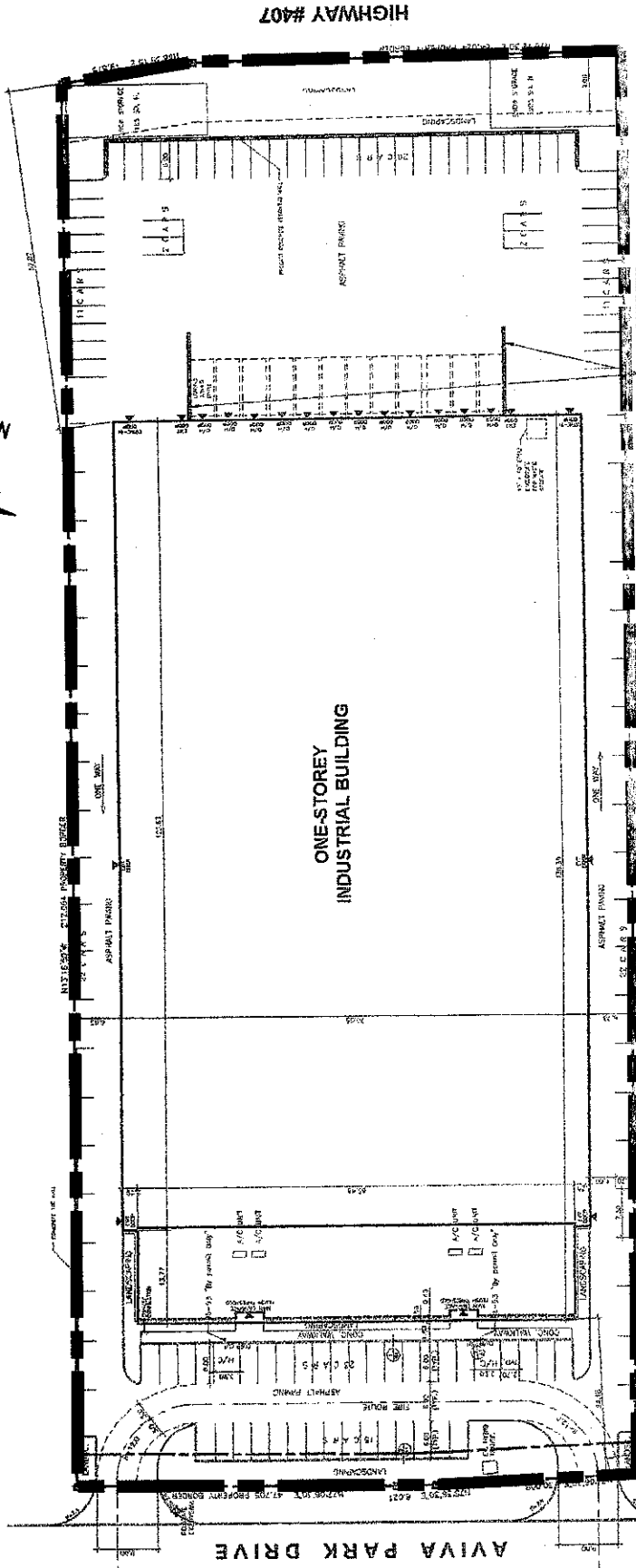
Community Planning Department

Location Map

Part Lot 3,
Concession 6

APPLICANT:
280 AVIVA PARK DRIVE
INVESTMENT COMPANY LIMITED

N:\DFA\1 ATTACHMENTS\DA\03.038



SITE STATISTICS.

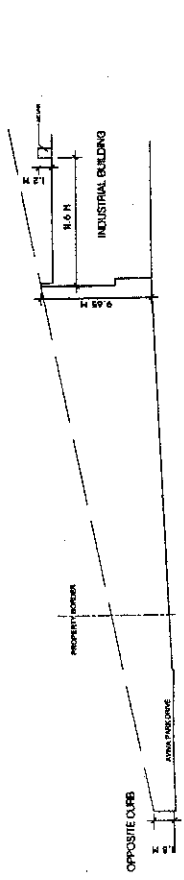
ZONING	R12
LOT AREA	18065 sqm (4248 sq ft)
LOT COVERAGE	20816 sqm (45709 sq ft)
BUILDING FLOOR AREA	8507.3 sqm (22948 sq ft)
PERMITTED FLOOR AREA	8722.0 sqm (23599 sq ft)
GROUND FLOOR TOTAL	8442.2 sqm (22834 sq ft)
MAXIMUM FLOOR	1
TOTAL G.F.A.	8524.8 sqm (22944 sq ft)
SETBACKS	FRONT: 5.0 m (16.4 ft)
	REAR: 8.0 ft (2.4 m)
	SIDE: 0.35 m (1.15 ft)
	REAR: 12.9 m (42.3 ft)
PARKING REQUIRED:	1245 SPACES
PROVIDED:	178 SPACES
TOTAL PARKING PROVIDED:	1463 SPACES
PARKING PROVIDED:	1010 SPACES
H/C PARKING BEDS:	2 SPACES
H/C PARKING BEDS:	3 SPACES
LOADING PROVIDED:	12 BAYS
LANDSCAPING REQD:	60%
LANDSCAPING PROVIDED:	78.4 sqm (8473 sq ft)
LANDSCAPING REQD:	78.4 sqm (8473 sq ft)
ASPHALT PAVING	6272.2 sqm (67273 sq ft)

SUBJECT LANDS

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SUBJECT TO DETERMINATION IN FAVOR OF VAUGHAN HMO AS SET OUT IN LT 024145

N:\DPT\1 ATTACHMENTS\DA\Site 03.038

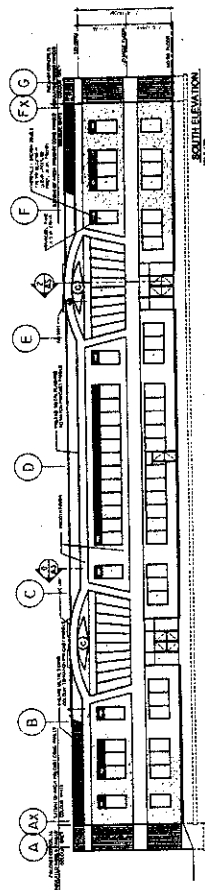


SCREENING FOR TOP MECHANICAL UNITS
SCALE 1/32

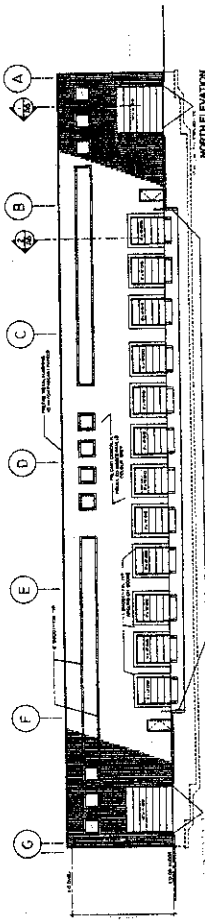
SCREENING WITH BIGHT LINES
SCALE 1/32



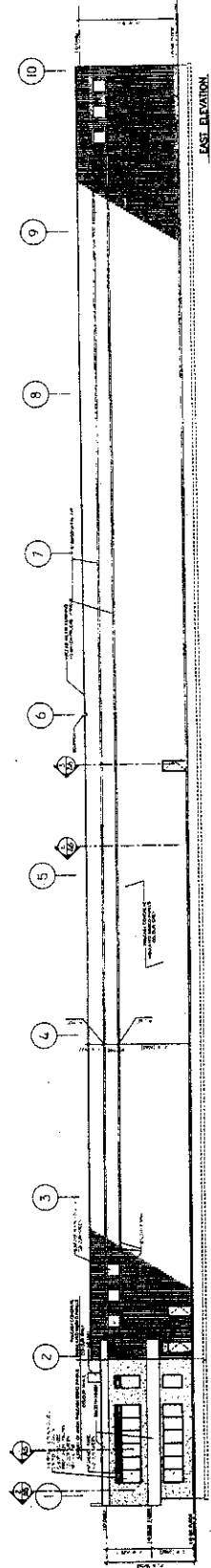
CROSS SECTION: SITE + HWY #07
SCALE 1/32



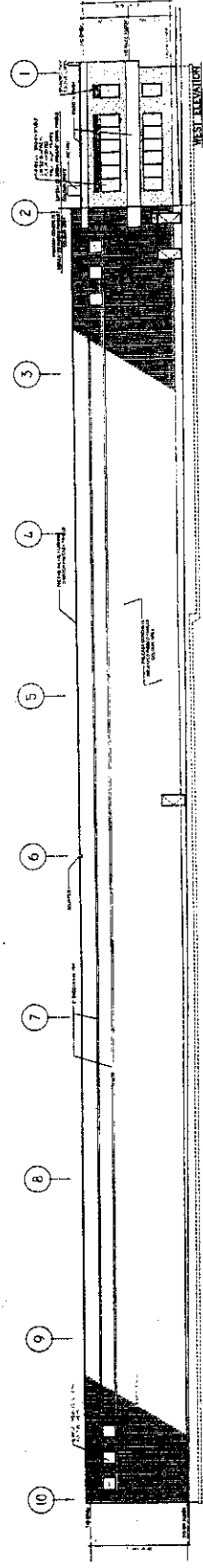
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

Elevations

Part Lot 3,
Concession 6

APPLICANT:
280 AVIVA PARK DRIVE
INVESTMENT COMPANY LIMITED

CITY OF
Vaughan

Community Planning Department

Attachment 3

FILE No.:
DA.03.038

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August 25, 2003

VA.03.038 ATTACHMENT 03.03.038