

COMMITTEE OF THE WHOLE SEPTEMBER 15, 2003

SITE DEVELOPMENT FILE DA.03.035 **LORWOOD HOLDINGS INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.035 (Lorwood Holdings Inc.) BE APPROVED.

Purpose

On May 20, 2003, the Owner submitted a Site Development Application for two industrial buildings with mezzanines on a 2.14 ha lot. Building "B" is 3705.3m² and Building "C" is 3806.1m², and both buildings will complement the existing 3709m² industrial building on the southerly portion of the property.

Background - Analysis and Options

The subject lands are located on the southeast corner of Riverrock Gate and Jane Street, being Block 1 on Plan 65M-3381, in Part of Lot 15, Concession 4, City of Vaughan.

The irregular-shaped buildings will be constructed to a height of 8.3m. The building materials consist of white aggregate pre-cast panels, with smooth pre-cast accents and green tempered glass. The primary facades for Buildings "B" and "C" are located on the west elevation, facing Jane Street. Both buildings are of the same design and consist of alternating horizontal bands of white pre-cast concrete and green tempered glass. The main entrances face Jane Street and consist of two recessed glass doors, located beneath alternating horizontal bands of light and dark green glass.

The north elevation of Building "C" faces Riverrock Gate and consists of evenly spaced vertical green glass windows and horizontal white pre-cast panels with smooth white pre-cast accents. The east elevation of both Buildings "B" and "C" face Caldari Road and are of the same design. The interior north façade of Building "B" consists of one drive-in-door, two loading doors and two man-doors, that will be screened from Riverrock Gate by Building "C" to the north. The interior south elevation of Building "C" consists of the same number of drive-in, loading and man-doors and will be screened by Building "B" to the south. Both loading areas will be screened from Caldari Road by a pre-cast concrete wall, to be constructed to a height of 4.6m. The roof-top mechanical equipment will be screened from the adjacent streets by a white metal roof screen.

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
- 3a. Building Elevations
- 3b. Building Elevations

Report prepared by:

Christina Napoli, Planner 1, ext. 8791

Grant A. Uyeyama, Senior Planner, ext. 8635

Marco Ramunno, Manager of Development Planning, ext. 8485

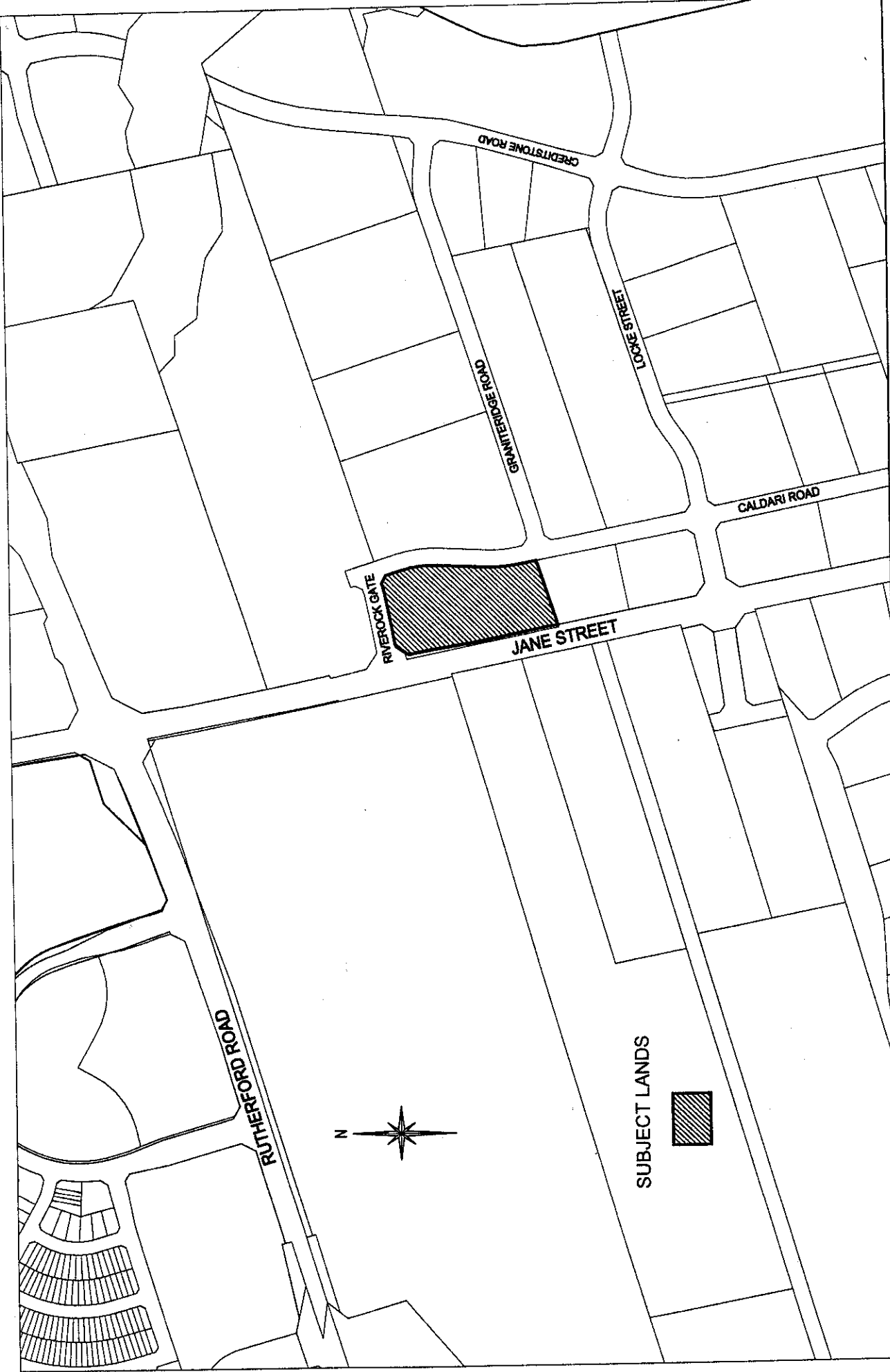
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Attachment
1

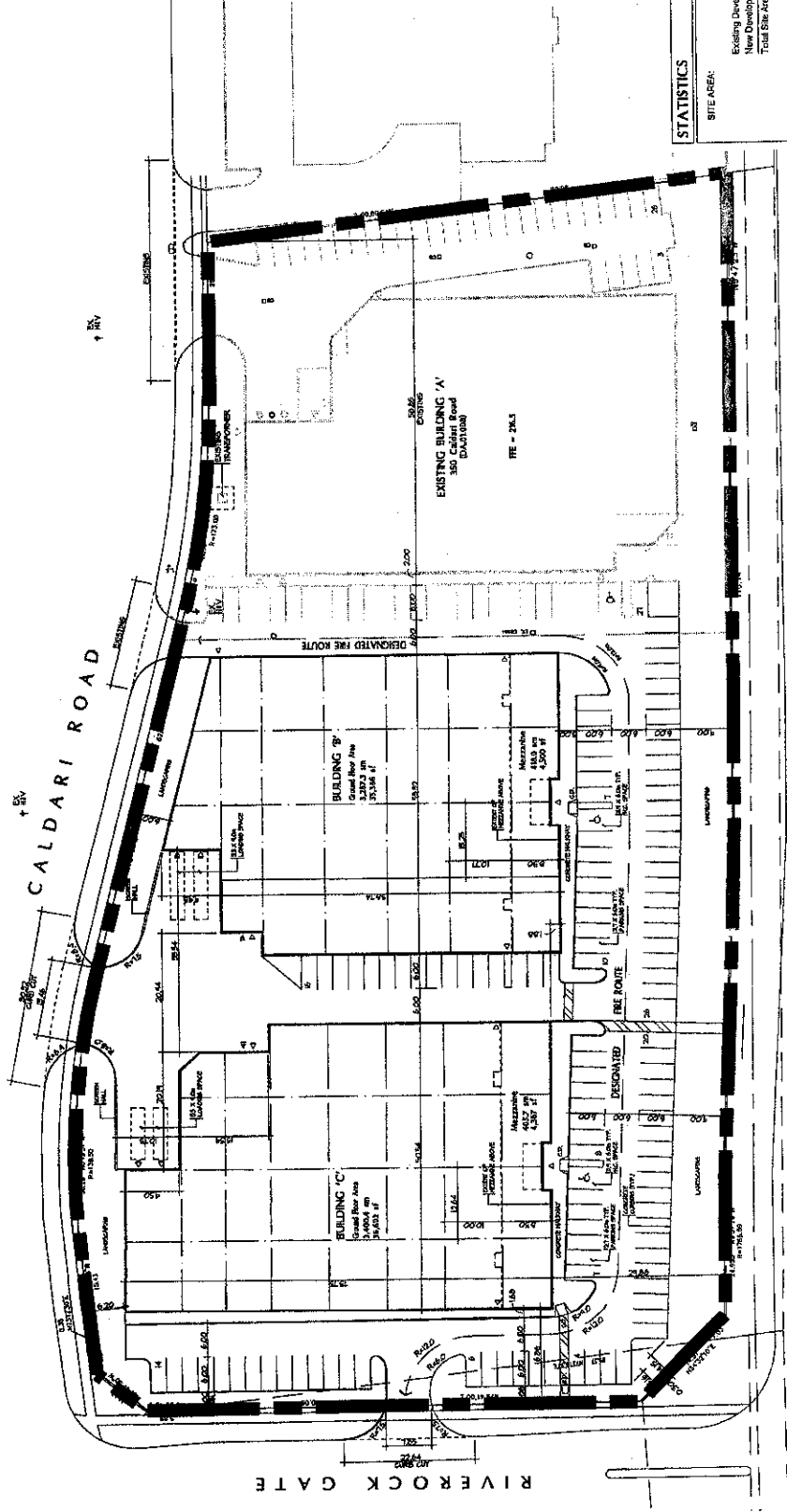
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 August 25, 2003

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Location Map

Lot 15,
 Concession 4
 APPLICANT:
 LORWOOD HOLDINGS INC.



STATISTICS

SITE AREA:	
Existing Development	6,889.05 m2
New Development	14,935.2 m2
Total Site Area	21,824.25 m2
BUILDING AREA:	
BUILDING 'A' (Existing)	1.7 Acres
Ground Floor Area	34,939 S.F.
Mazarrine Area	4,866 S.F.
(3,176.0)	
BUILDING 'B'	
Ground Floor Area	35,388 S.F.
Mazarrine Area	4,500 S.F.
(2,105.3)	
BUILDING 'C'	
Ground Floor Area	38,622 S.F.
Mazarrine Area	4,367 S.F.
(2,636.1)	
(11,220.4)	
SITE COVERAGE:	48.7 %
LANDSCAPED AREA:	20.3 %
PAVED AREA:	33.0 %

JANE STREET

SUBJECT LANDS

Attachment 2

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Site Plan

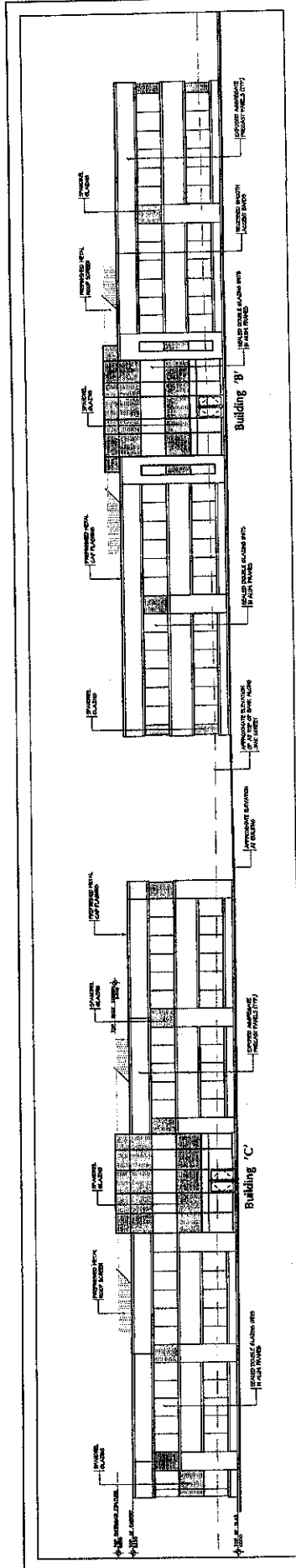
Lot 15,
 Concession 4
 APPLICANT:
 LORWOOD HOLDINGS INC.

Attachment 3a

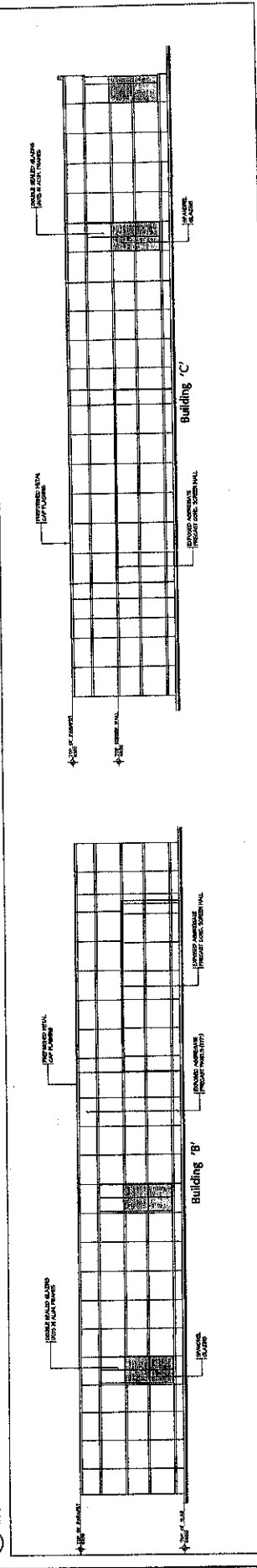
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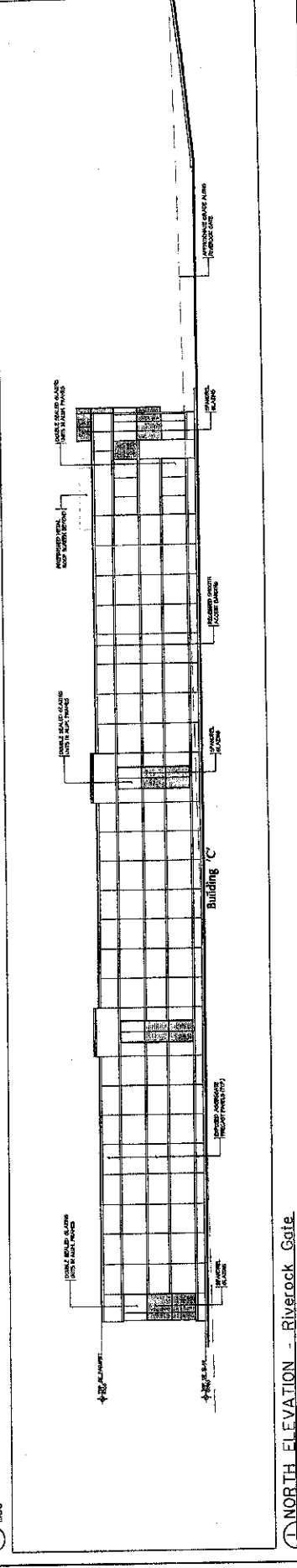
Elevations
 Lot 15,
 Concession 4
 APPLICANT:
 LORWOOD HOLDINGS INC.



① WEST ELEVATION - Jane Street
 1/30/03

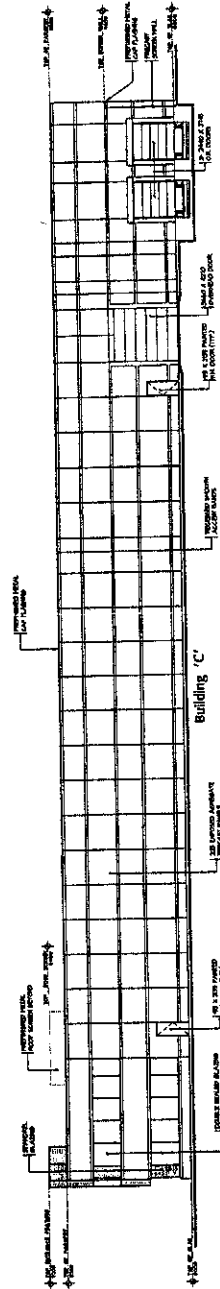


② EAST ELEVATION - Cairdall Road
 1/30/03

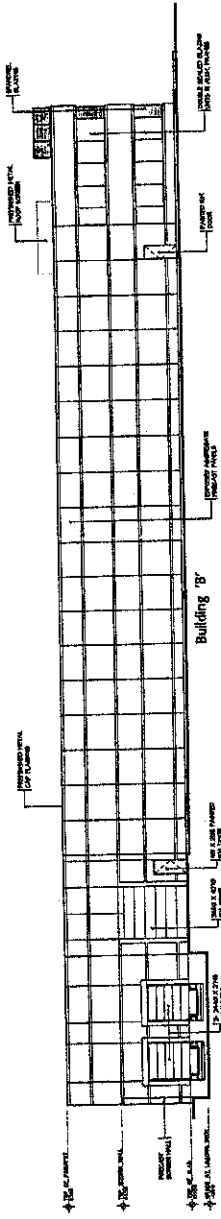


③ NORTH ELEVATION - Riverrock Gate
 1/30/03

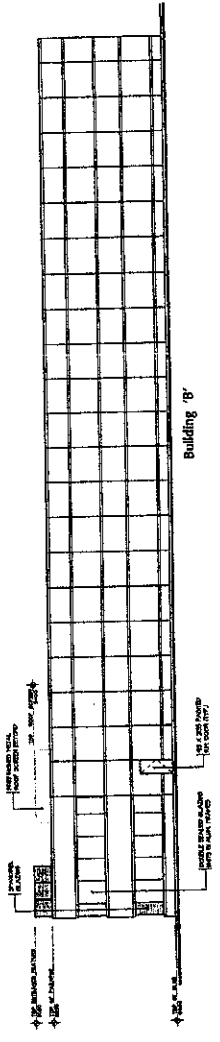
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3 SOUTH ELEVATION (Building 'C')
A-37/1800



2 NORTH ELEVATION (Building 'B')
A-37/1800



1 SOUTH ELEVATION (Building 'B')
A-37/1800

Elevations
Lot 15,
Concession 4
APPLICANT:
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Attachment
3b

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