

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.04.027
TRIFIOR PROPERTY MANAGEMENT LTD

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.027 (Trifior Property Management Ltd.) BE APPROVED.

Purpose

On June 2, 2004, the Owner submitted a Site Development Application for a two-storey industrial warehouse with office, on a 1.66 ha lot. The specific user(s)/tenant(s) is not known at this time.

Background - Analysis and Options

The site is located between Applewood Crescent and Highway 400 (520 Applewood Crescent - opposite Pennsylvania Boulevard), being Part 2, Plan 65R-22295, in Lot 8, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which accommodates a wide range of industrial, office, business and civic uses. The lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88, which permits industrial and office uses. The proposed development conforms to both the Official Plan and Zoning By-law.

The building is designed to allow for two identical industrial/office units (east half/west half), with the office portions facing Highway 400 and Applewood Crescent. The 8167.79m² rectangular-shaped building has a flat roof to a height of 8.6m. The east and west elevations of the offices have identical architectural treatment, including a centrally located entrance, with reflective blue glazing throughout and white architectural precast panels. The warehouse portion between the two offices is comprised of white, vertically-ribbed precast panels with blue tinted, reflective windows separated 13m on centre on the upper portion, and the lower portion has white, smooth finished, precast panels. Both sides of the warehouse have two overhead doors. Twelve loading spaces are recessed on the north side of the building, screened from view from the street.

No signage is proposed at this time. Details on roof-top mechanical equipment is required in terms of its location and how it will be screened from view from the adjacent highway/road.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA #450.

Conclusion

Staff is satisfied with the proposed elevations. 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,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Attachment 1

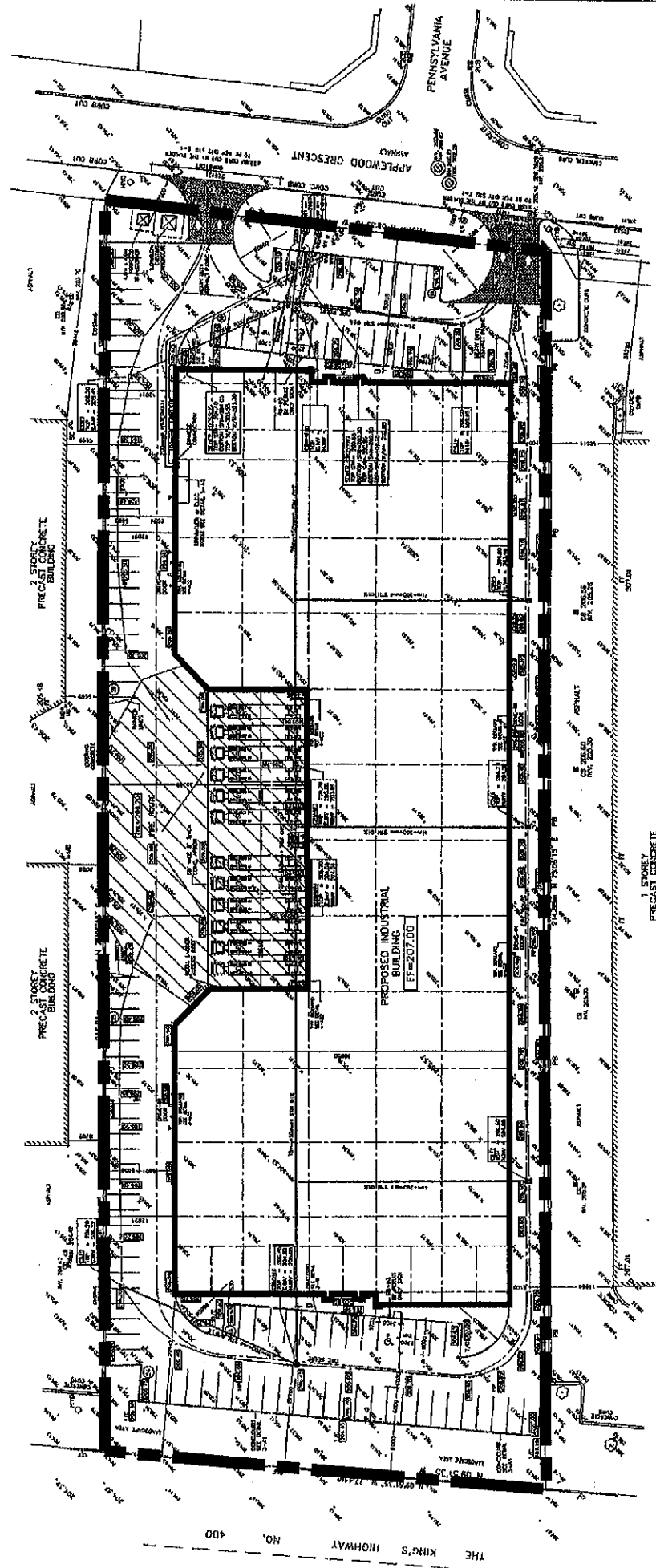
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DA.04.027
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June 3, 2004



Community Planning Department

Location Map

Part of Lot 8,
Concession 5
APPLICANT:
TRIFOR PROPERTY
MANAGEMENT LTD.



SUBJECT LANDS



Site Plan

Part of Lot 8,
Concession 5

APPLICANT:
TRIFOR PROPERTY
MANAGEMENT LTD.

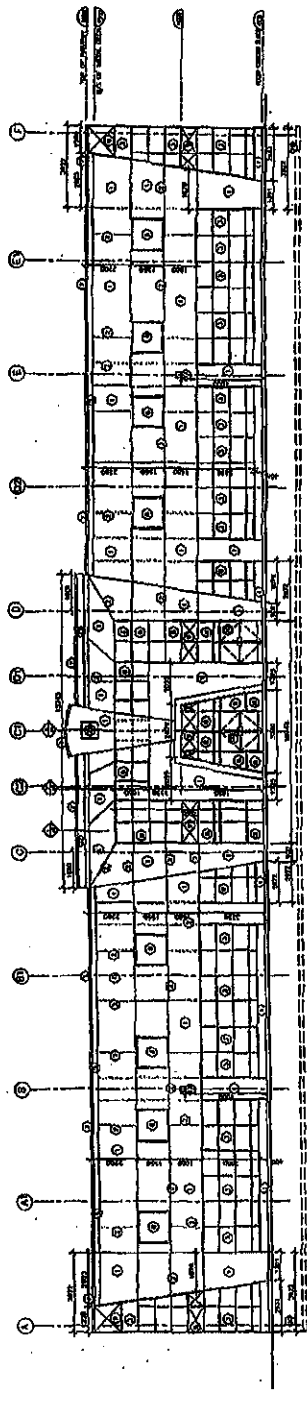
City of Vaughan

Community Planning Department

Attachment 2

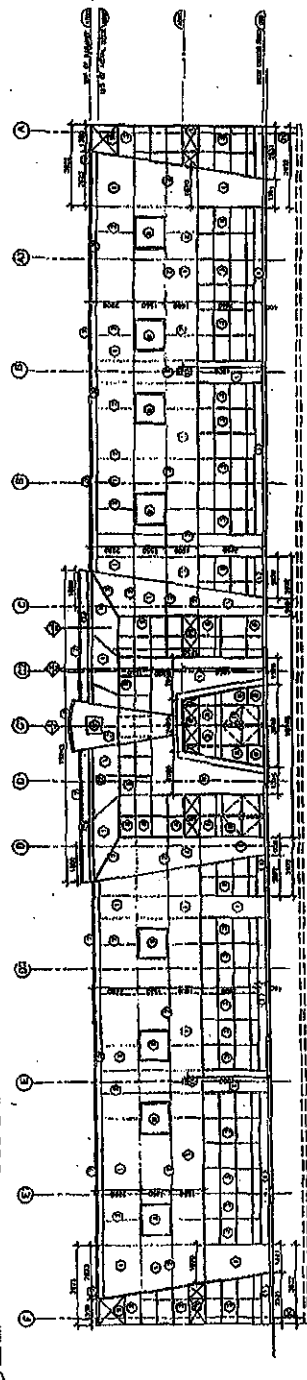
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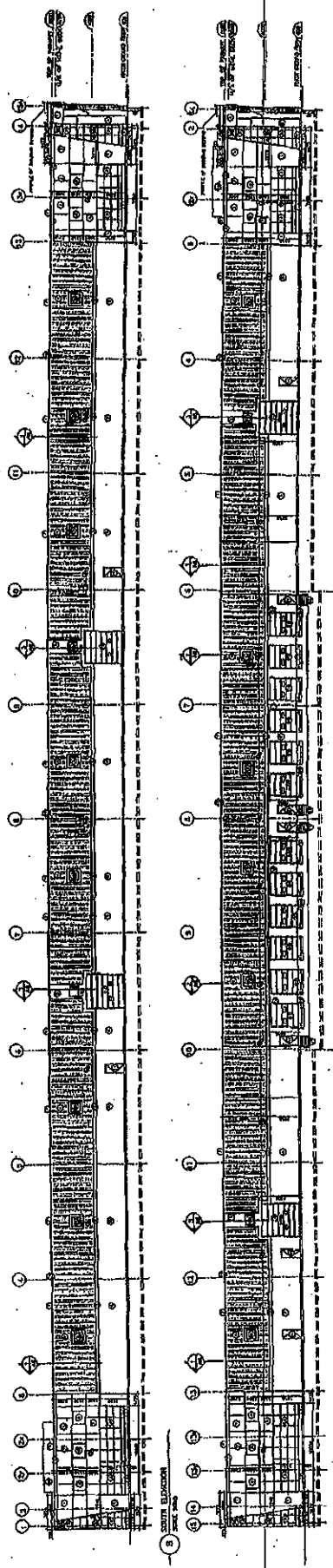
HIGHWAY 400

1 WEST ELEVATION



APPLEWOOD CRESCENT

2 EAST ELEVATION



3 SOUTH ELEVATION

Elevation Plan

Part of Lot 8,
Concession 5

APPLICANT:
TRIFLOR PROPERTY
MANAGEMENT LTD.

NA\OPT\1 ATTACHMENTS\DA\04.04.027



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Attachment 3
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