

COMMITTEE OF THE WHOLE OCTOBER 22, 2001

**SITE DEVELOPMENT APPLICATION
VITULLO INVESTMENTS LIMITED
FILE: DA.00.136**

Recommendation

The Commissioner of Planning recommends:

THAT the revised building elevations for Site Plan Application DA.00.136 (Vitullo Investments Limited) BE APPROVED.

Purpose

On June 25, 2001, Council approved Site Plan Application DA.00.136 (Vitullo Investments Limited) to develop a gas bar with convenience store, and a 2-storey office building.

On September 25, 2001, the Owner submitted REVISED building elevations for the 2-storey office building only. The site layout, building envelopes, parking, landscaping, entrances, and the gas bar/convenience store and canopy portion of the site remain the same.

Background - Analysis and Options

The subject lands are located on the southwest corner of Rutherford Road and Westburne Drive, being Lot 22 on Registered Plan 65M-2795, 720 Westburne Drive in Lot 15, Concession 3.

The proposed two-storey office building is located south of the gas bar, with the main entrance facing Westburne Drive. The building materials of pre-cast concrete panels and double-glazed windows in pre-finished aluminum frames, are consistent with the original building. The height of the building has been reduced from 15 m to approximately 10 m. The shape and design of the building have been revised from a geometric design with a pre-finished metal-sloped roof, to a square-shaped building with a flat roof, topped with brown aluminum flashing.

The main elevation includes three sets of double glass doors, as well as a curtain wall spandrel and glazing above the central doorway. Two rows of double glazed windows wrap around the entire building. As an accent feature, decorative reveals wrap around the top, middle and bottom of the building. The colour of the building is a brown tone ("cashmere" colour), to match the approved colours for the gas bar/convenience store.

Conclusion

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

Attachments

1. Location Map
2. Site Plan
3. Original Office Building Elevations
4. Revised Office Building Elevations

Report Prepared By: Carmela Marrelli, Planner 1, ext. 8791
Grant A. Uyeyama, Senior Planner, ext. 8635
Bianca M.V. Bielski, Manager, Development Planning, ext. 8485

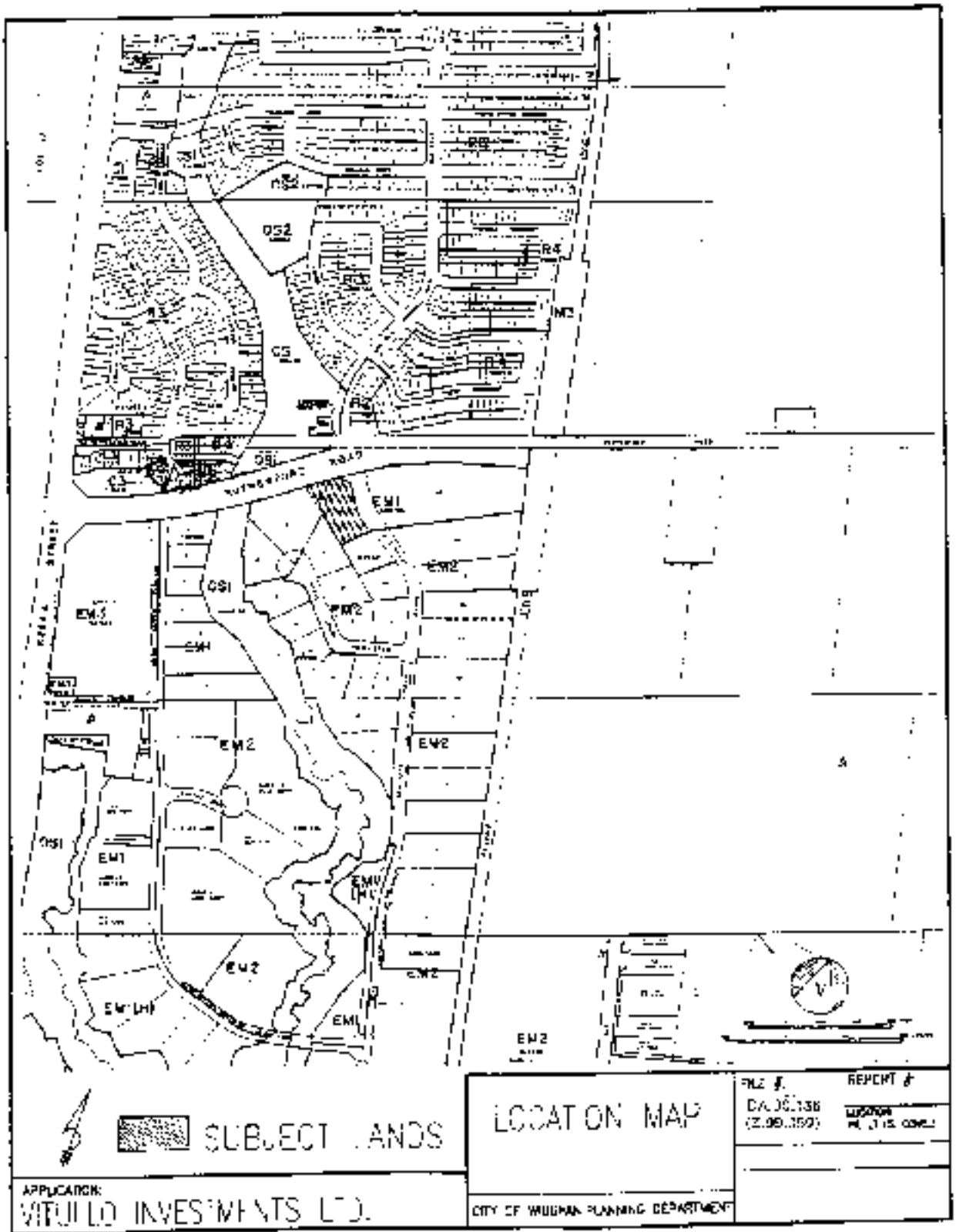
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/CM

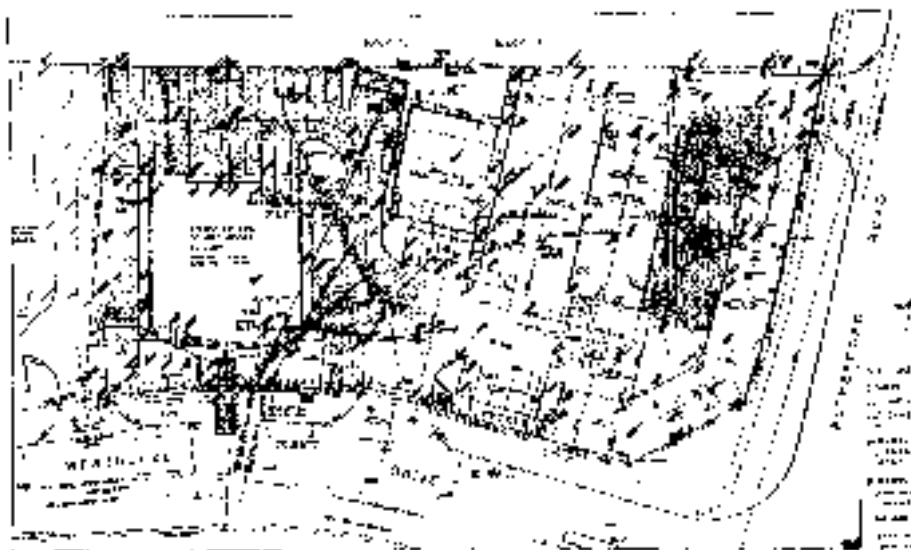
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APPLICATION:
VITULLO INVESTMENTS LTD.

LOCATION MAP
 CITY OF WASHINGTON PLANNING DEPARTMENT

FILE # REPORT #
 DA 36138 MAY 31 1961
 (2.00.350) PL 315 COM-1



PROPOSED DEVELOPMENT

DESCRIPTION	AREA (SQ. FT.)	AREA (SQ. YD.)
OFFICE BUILDING	10,000	228
PARKING	5,000	114
DRIVEWAYS	1,000	23
LANDSCAPING	1,000	23
UTILITIES	500	11
TOTAL	17,500	399

ALIGNMENT OF
SITE PLAN

NO. 100
NO. 100

DATE: 10/15/78
SCALE: 1/4" = 1'-0"
BY: [Signature]



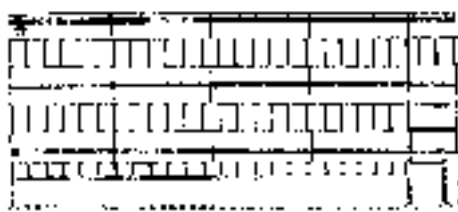
ATTACHMENT 'B'
 ORIGINAL OFFICE BUILDING
 ELEVATIONS

SCALE
 1/4" = 1'-0"

CITY OF WASHINGTON
 PUBLIC DEPARTMENT

ARCHITECT
 PUBLIC WORKS DEPARTMENT

DATE: 02/14/15
 SCALE: 1/4" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



East Elevation



South Elevation
Scale: 1/8" = 1'-0"



West Elevation

PROJECT NO. 100-1000
 SHEET NO. 100-1000-1
 DATE: 10/15/10
 DRAWN BY: J. SMITH
 CHECKED BY: M. JONES
 APPROVED BY: R. BROWN
 ARCHITECT: ABC ARCHITECTS, INC.
 123 MAIN ST., SUITE 500
 ANYTOWN, CA 94500
 TEL: (415) 555-1234
 FAX: (415) 555-5678
 WWW.ABCARCHITECTS.COM

ATTACHMENT 4
 NORTH SIDE BUILDING
 ELEVATIONS

SHEET NO. 100-1000-1
 DATE: 10/15/10

DRAWN BY: J. SMITH
 CHECKED BY: M. JONES

APPROVED BY: R. BROWN
 ARCHITECT: ABC ARCHITECTS, INC.