

COMMITTEE OF THE WHOLE FEBRUARY 4, 2002

SITE DEVELOPMENT FILE DA.01.092 **ROMINA INVESTMENTS LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Plan Application DA.01.092 (Romina Investments Limited) BE APPROVED, subject to revisions to the Jane Street elevation as outlined in this report, to the satisfaction of the Community Planning and Urban Design Departments.

Purpose

On December 18, 2001, the Owner submitted a Site Development Application for a one-storey, 2672 m² banquet hall, on a 1.1 ha site.

Background - Analysis and Options

The subject lands are located north of Langstaff Road, on the west side of Jane Street, on Romina Drive, being Block 57 of Registered Plan 65M-2854, in Part of Lot 12, Concession 5, City Vaughan.

The building is 7.2m high with a predominantly flat roof, and 3 decorative architectural roof elements that extend to a height of 13.3m.

The main elevation faces south and consists of a covered arcade, which wraps around a portion of the Jane Street frontage. The south elevation contains the main reception and drop-off area with a covered canopy, as well as a second entrance, which is similar to the main entrance. Both entrances have roof elements, which project forward from the front wall face.

The building materials consist of architectural precast panels with accent banding. The arcade consists of a stucco finish with a series of steel columns to support the roof of the arcade. A series of wall-mounted lights extend along the elevations above the arcade. The tower elements will be finished with a series of windows, accented with panels that are a darker colour than the main finish. The roof of these elements are steeply pitched and finished with a green/blue colour metal sheathing.

The west elevation faces Romina Drive, and contains the office portion of the banquet hall. This elevation has a series of windows and glass doors. This elevation has a slightly lower roof-line of 5.7 m in height and is finished with the same architectural precast panels.

The north elevation, which faces the interior lot line, contains decorative banding. This elevation will not be visible to either Jane Street or Romina Drive.

Staff is requesting changes to the main (east) building elevation, adjacent to Jane Street. This elevation contains one architectural element, which projects slightly from the main building wall and 4 service doors. This element contains four rectangular window panels, similar to the south elevation. Staff recommends that the Jane Street elevation incorporate additional window treatment, and that the service doors be designed to blend with the architecture of the building, rather than appearing as typical utility doors.

Conclusion

Staff is satisfied with the proposed building elevations, subject to minor changes to the Jane Street elevation to include additional window treatment and upgraded utility doors. 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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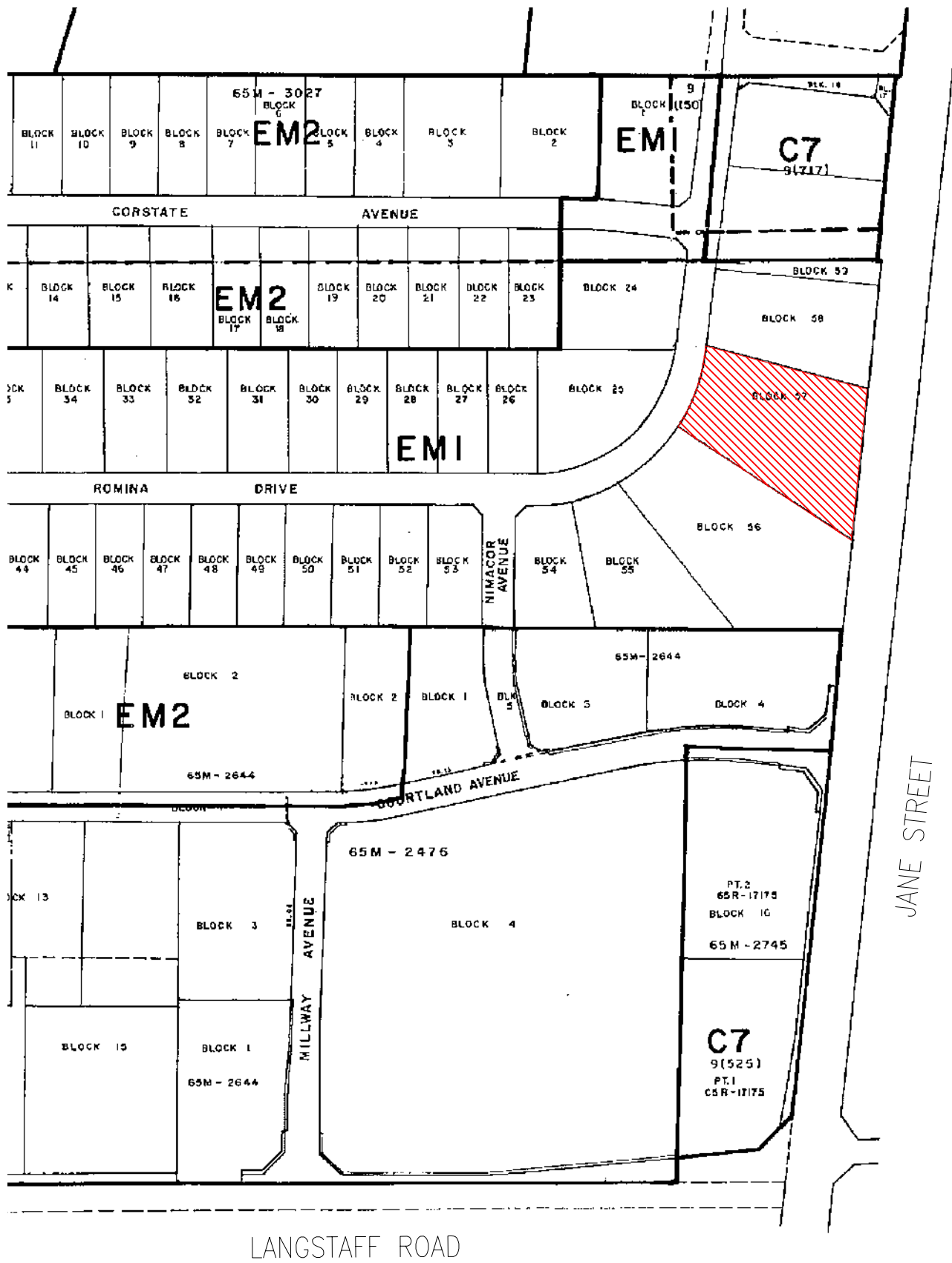
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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JANE STREET

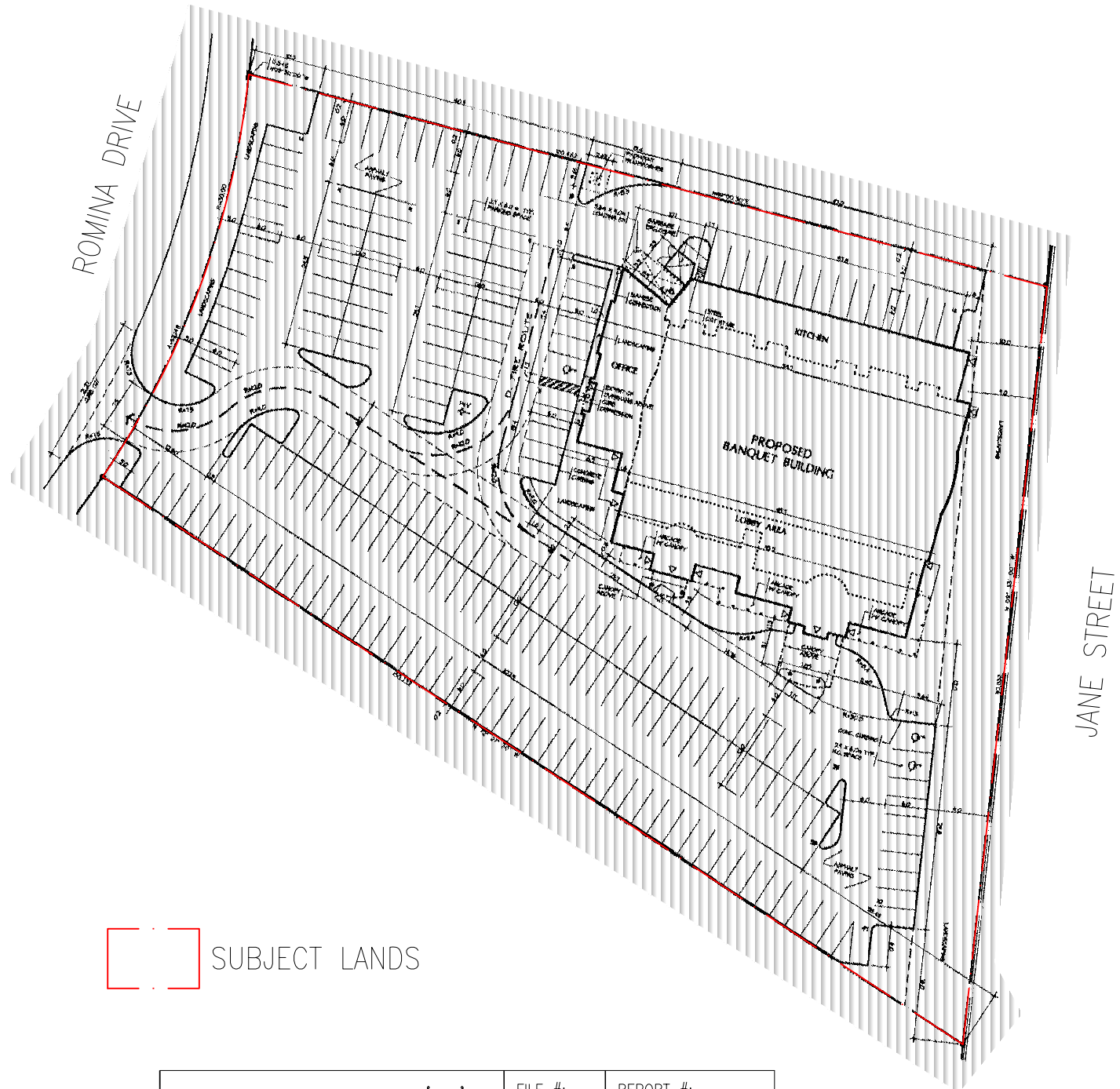
LANGSTAFF ROAD



SUBJECT LANDS



ATTACHMENT '1' LOCATION MAP	FILE #:	REPORT #:	DATE:	01/03/2002
	DA.01.092	Part Lot 12, Con. 5	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT: ROMINA INVESTMENTS LIMITED
			SCALE:	NOT TO SCALE



ROMINA DRIVE

JANE STREET

SUBJECT LANDS



<p>ATTACHMENT '2' SITE PLAN</p>	FILE #:	REPORT #:	DATE:
	DA.01.092	Part Lot 12, Con. 5	01/03/2002
	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	SCALE:
		ROMINA INVESTMENTS LIMITED	NOT TO SCALE

