

## **COMMITTEE OF THE WHOLE JUNE 17, 2002**

### **SITE DEVELOPMENT FILE DA.97.045 JANESVILLE DEVELOPMENTS LIMITED**

#### **Recommendation**

The Commissioner of Planning recommends:

1. That the elevations for the Phase 2 building for Site Development Application DA.97.045 (Janesville Developments Limited) BE APPROVED.
2. That the site plan agreement be amended to include minor revisions to the parking layout, and additional planting at the southwest corner of the site.

#### **Purpose**

On May 15, 2002, the Owner submitted a Site Development Application to amend the approved Site Plan Agreement, to permit the construction of a one-storey, 6-unit, 551m<sup>2</sup> commercial building (Phase 2) within the existing commercial plaza.

The Phase 2 building footprint was approved during the review and approval of the site plan application for the subject lands. The Owner has submitted the building elevations of the Phase 2 building, and has requested minor changes to the parking aisle layout adjacent to the building.

#### **Background - Analysis and Options**

The site is located on the northeast corner of Bathurst Street and Atkinson Avenue, being Block 268 on Registered Plan 65M-2394 (531 Atkinson Avenue) in Lot 32, Concession 1, City of Vaughan.

#### **Building Elevations**

The Phase 2 commercial building is oriented in an east/west direction, with the main door entrances facing Atkinson Avenue. Each of the units also has a door on the north façade. The building consists of reddish-brown toned brick with reflective spandrel glass in aluminum frames, and includes a band of dark brown brick running along the underside of the red trimmed canopy cover and signage detail. The same architectural treatment continues along the west elevation, with additional storefront windows and one access door.

The east elevation consists of storefront windows and one access door, and includes two overhead doors, which access the internal garbage room. All roof-top mechanical equipment will be screened from view from adjacent streets. The proposed elevations for the Phase 2 building are consistent with the existing Phase 1 development.

#### **Site Revisions**

The applicant has agreed to provide additional planting at the southwest corner of the site at Bathurst Street and Atkinson Avenue. A revised landscape plan to include the planting must be submitted and reviewed to the satisfaction of the Urban Design Department.

Minor modifications to the parking aisle layout is required adjacent to the Phase 2 building. Staff is satisfied with the revised layout, which meets the requirements of the zoning by-law.

## **Conclusion**

Staff are satisfied with the proposed building elevations for the Phase 2 commercial building, which is consistent with the Phase 1 development. Staff can also support the minor revisions to the parking aisle layout adjacent to the Phase 2 building, and the additional planting to be provided at the southwest corner of the site.

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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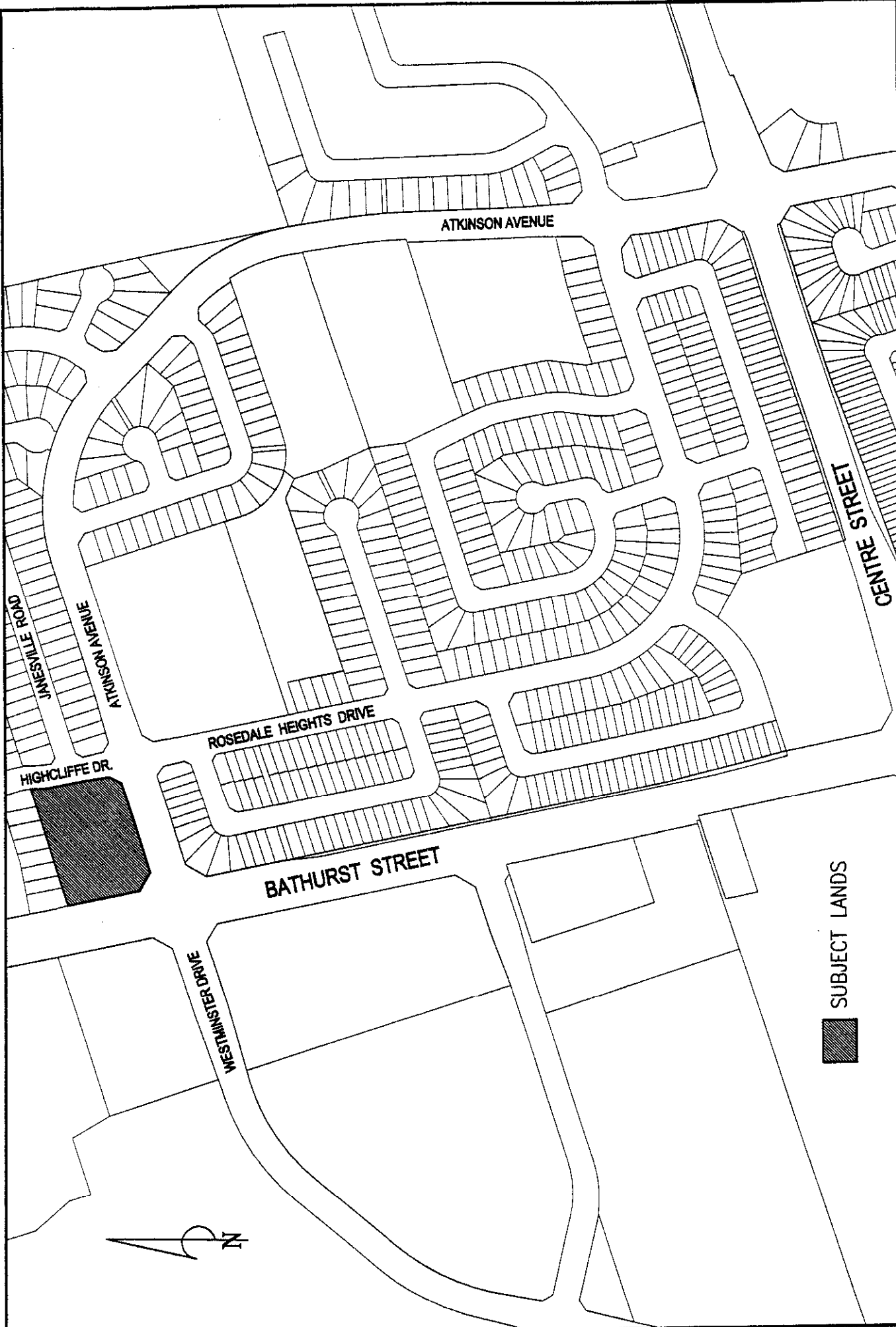
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

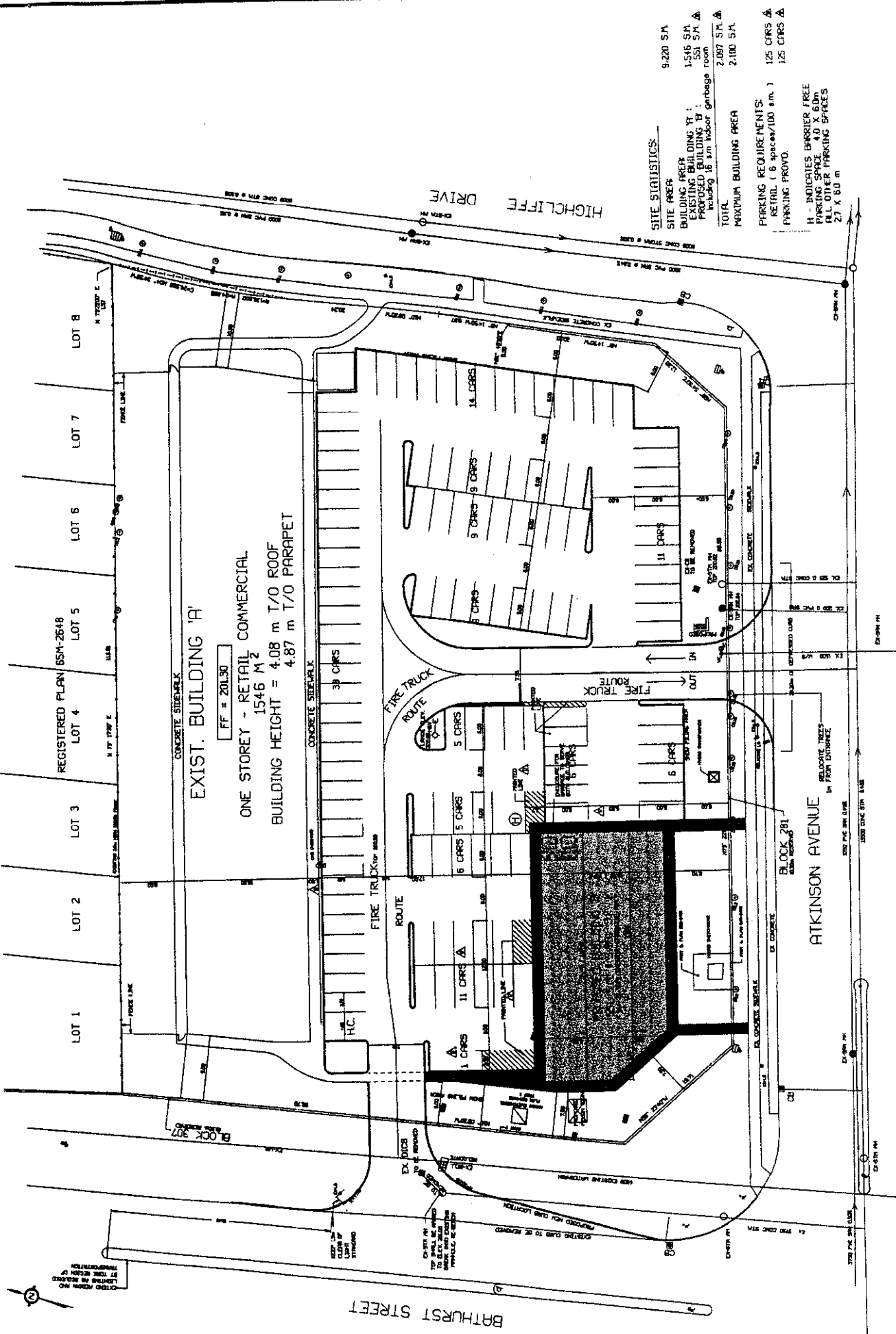
JOANNE R. ARBOUR  
Director of Community Planning

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<p><b>ATTACHMENT '1'</b> <b>LOCATION MAP</b></p>		<p>FILE #:</p> <p>DA.97.045</p>	<p>REPORT #:</p> <p>LOCATION: PART OF LOT 32 CONCESSION 1</p>	<p>APPLICANT:</p> <p>CITY OF VAUGHAN PLANNING DEPARTMENT</p>	<p>DATE:</p> <p>05/22/2002</p>
		<p>SCALE: NOT TO SCALE</p>		<p>JANESVILLE DEVELOPMENTS LIMITED</p>	



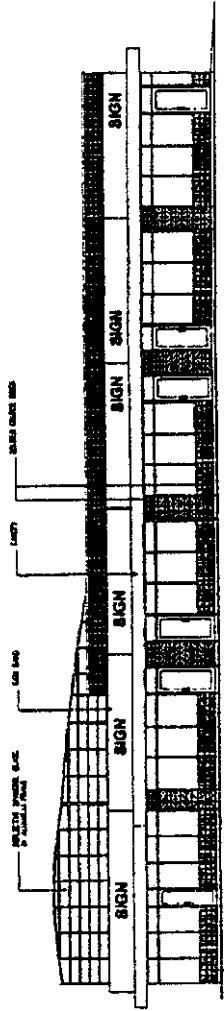
EXIST. BUILDING 'A'  
 FF = 201.30  
 ONE STOREY - RETAIL COMMERCIAL  
 1546 M<sup>2</sup>  
 BUILDING HEIGHT = 4.08 m T/O ROOF  
 4.87 m T/O PARAPET

SITE STATISTICS:  
 SITE AREA 9,220 S.F.  
 BUILDING AREA 1,546 S.F.  
 EXISTING BUILDING F.F. 1546 S.F.  
 PROPOSED BUILDING F.F. including 18 sqm rubber garbage room  
 TOTAL 2,087 S.F.  
 MAXIMUM BUILDING AREA 2,100 S.F.

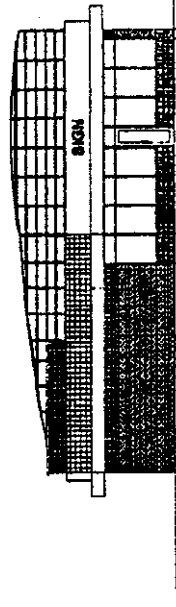
PARKING REQUIREMENTS:  
 RETAIL (5 spaces/100 sqm.) 125 CARS  
 PARKING PROVIDED 125 CARS

H - INDICATES BARBERS FREE  
 PARKING SPACES 6.00M  
 PARKING SPACES 2.7 X 6.0 M

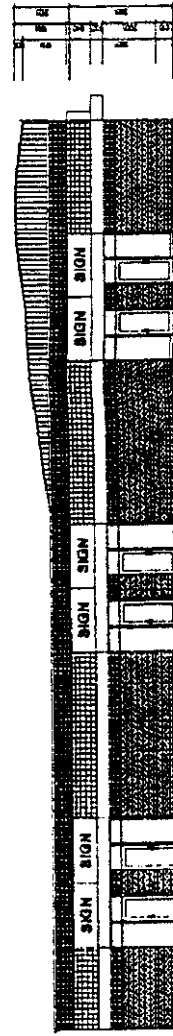
FILE #:	REPORT #:	DATE:	05/22/2002
DA.97.045	LOCATION: PART OF LOT 3 CONCESSION 1	APPLICANT:	NOT TO SCALE
ATTACHMENT '2' SITE PLAN	CITY OF VAUGHAN PLANNING DEPARTMENT	JANESVILLE DEVELOPMENTS LIMITED	



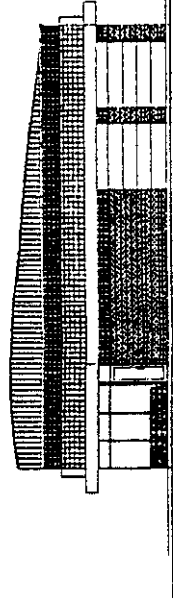
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ATTACHMENT '3'  
ELEVATIONS

FILE #:	DA.97.045	REPORT #:		DATE:	05/22/2002
		LOCATION:	PART OF LOT 32 CONCESSION 1	APPLICANT:	CITY OF VAUGHAN PLANNING DEPARTMENT
				SCALE:	NOT TO SCALE
JANESVILLE DEVELOPMENTS LIMITED					