

COMMITTEE OF THE WHOLE MAY 20, 2003

SITE DEVELOPMENT FILE DA.02.034 **COBI CONTRACTING LTD.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.034 (Cobi Contracting Ltd.) BE APPROVED.

Purpose

On February 19, 2003, the Owner submitted a revised Site Development Application for a 4,558 sq.m industrial building on a 0.92 ha lot.

Background - Analysis and Options

On June 24, 2002, Council approved the proposed elevations for a 4,558 sq.m building facing Dufferin Street. On February 19, 2003, the Owner submitted revised plans reflecting a 4,800 sq.m building facing Connie Crescent. Given the proposed re-orientation of the building, on the through lot, the revised proposal is being forwarded for Council's consideration.

The site is located on the east side of Connie Crescent (backing onto Dufferin Street), south of Langstaff Road, being Lot 30, Plan M-1801, in Lot 10, Concession 3, City of Vaughan.

The two-storey, 8.2 m high rectangular-shaped building is designed with a main entrance and office at the west end of the building, facing Connie Crescent. Windows/glazing are predominant on the Connie Crescent elevation, with a series of windows proposed on the corners of the warehouse portion. Four loading spaces face south, and are screened from Dufferin Street by a half-wall constructed with the same material as the building.

The building materials include white, vertically ribbed concrete panels, with horizontal banding on the warehouse portion, and white architectural precast panels on the office portion. The windows/glazing is reflective and coloured grey. The roof-line is flat with a 0.3 m high parapet. Roof-top screening of mechanical equipment will also be provided and consist of a grey metal screen.

Conclusion

Staff is satisfied with the proposed elevations. The site is considerably lower than Dufferin Street, which overpasses Highway 407 at this location and as such, has limited visibility from Dufferin Street. The proposed orientation of the building is consistent with development on Connie Crescent. 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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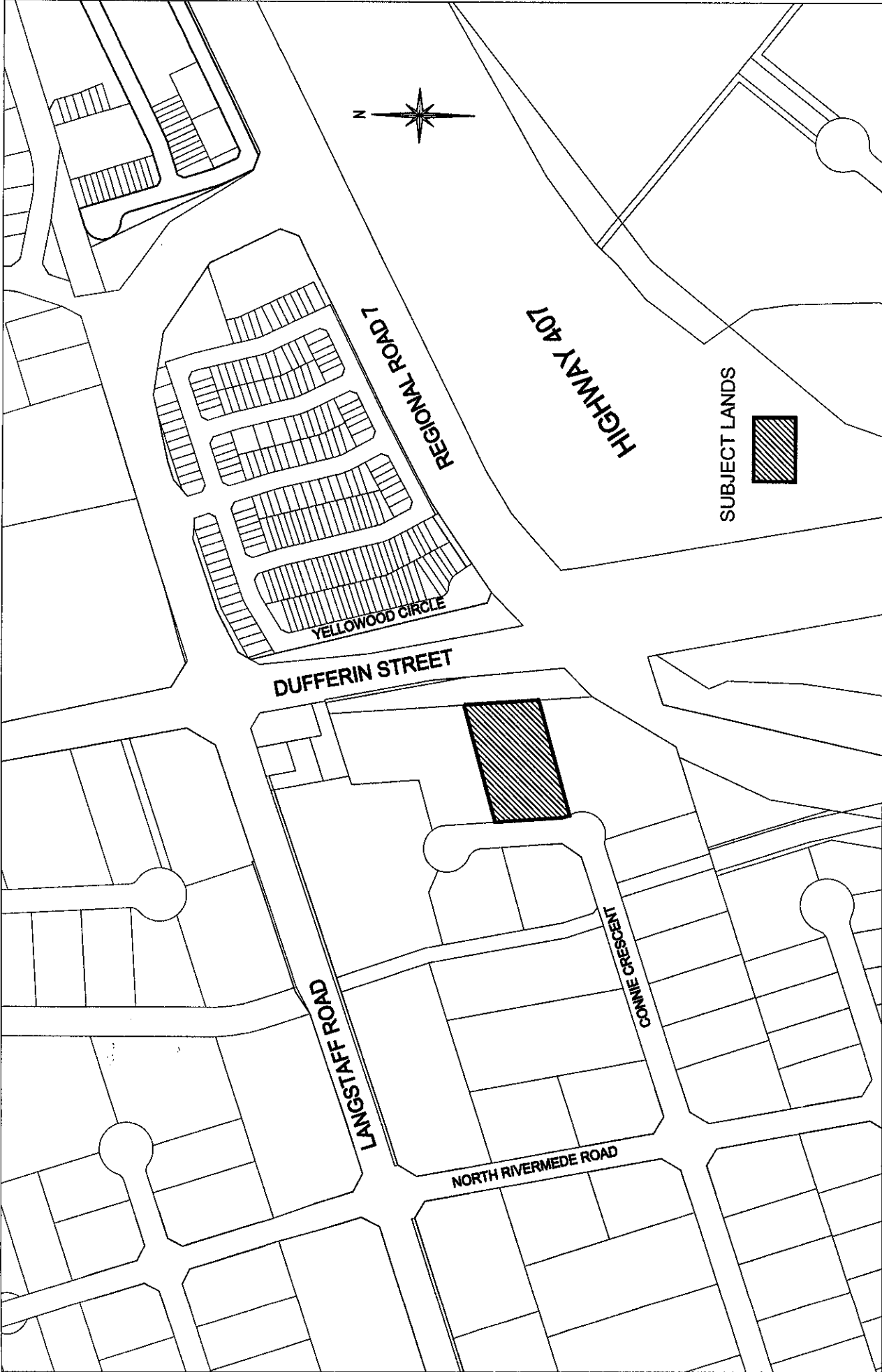
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part of Lot 10,
Concession 3
APPLICANT:
COBI CONTRACTING LTD.

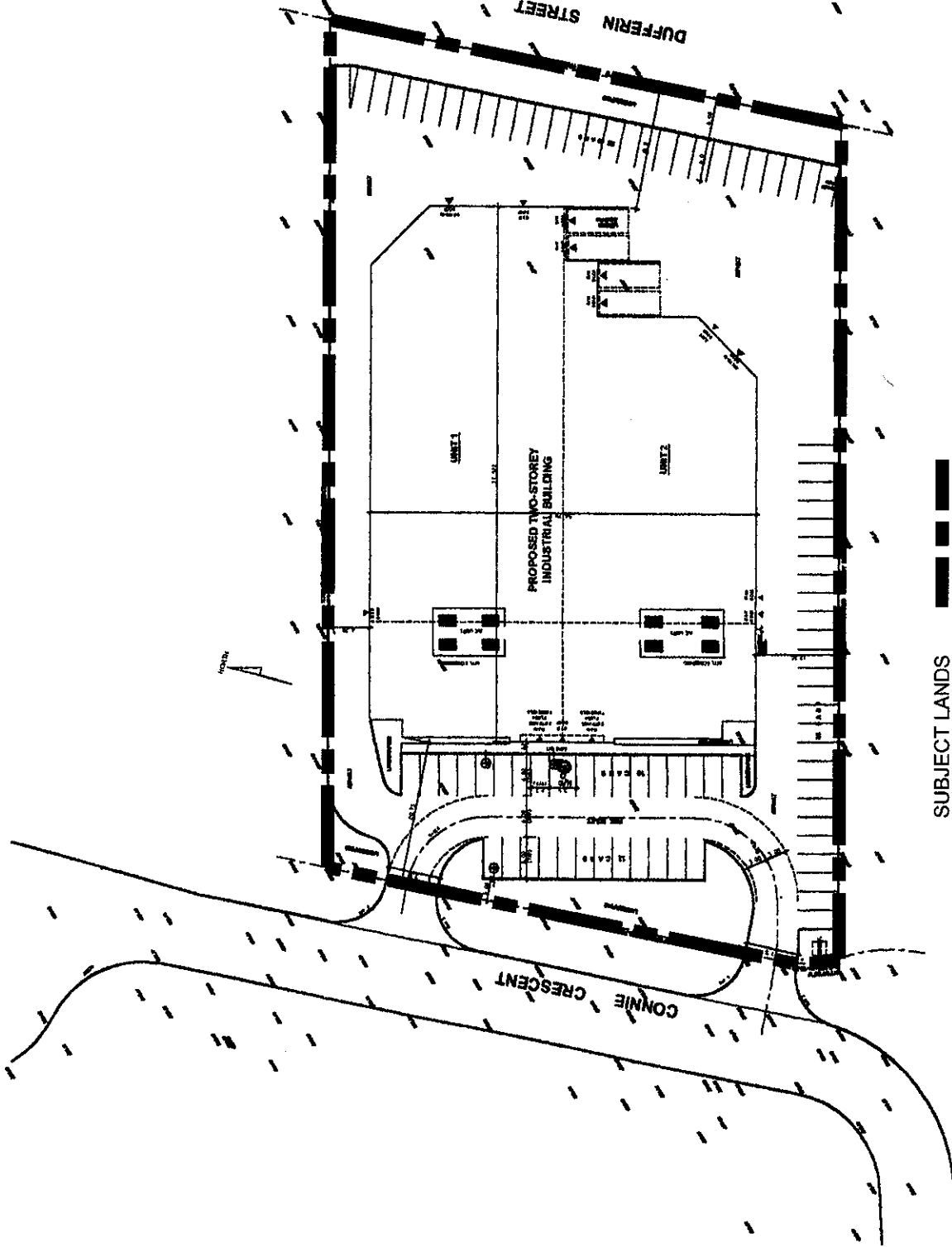


Community Planning Department

Attachment

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FILE No.:
 DA.02.034
 Not to Scale
 May 5, 2003



SUBJECT LANDS

SITE STATISTICS

ZONING	EMI (Permitted Employment Area)
LOT AREA	9,246.6 sqm (2,282 ac)
LOT COVERAGE:	3877.6 sqm (41.9 %)
BUILDING F.T.A.:	
GROUND FLOOR:	INDUSTRIAL 2,948 sqm
OFFICES:	515.0 sqm
GROUND FLOOR TOTAL:	3,463.0 sqm
SECOND FLOOR (OFFICES):	554.0 sqm
TOTAL G.F.A.	4,017.0 sqm
SETBACKS	FRONT 9.0 m
REAR 12.0 m	RIGHT 6.0 m
LEFT 6.0 m	REAR 12.2 m (SOUTH)
PARKING PROVIDED	44 SPACES
INDUSTRIAL (1,000 sqm)	37 SPACES
OFFICES (300 sqm)	64 SPACES
TOTAL PARKING PROVIDED	101 SPACES
PARKING PROVIDED	64 SPACES
M/C PARKING PROVIDED	1 SPACE
M/C PARKING PROVIDED	1 SPACE
LANDSCAPING PROVIDED	LANDSCAPING REQD 39 % + 6.0 m strip at Dufferin St
ASPHALT PAVING	607.0 sqm (6.6 %) + strip 465.5 sqm (5.1 %) + 1,022.5 sqm (11.5 %)
	4,195.0 sqm (45.6 %)

Site Plan

Part of Lot 10,
Concession 3

APPLICANT:
COBI CONTRACTING LTD.



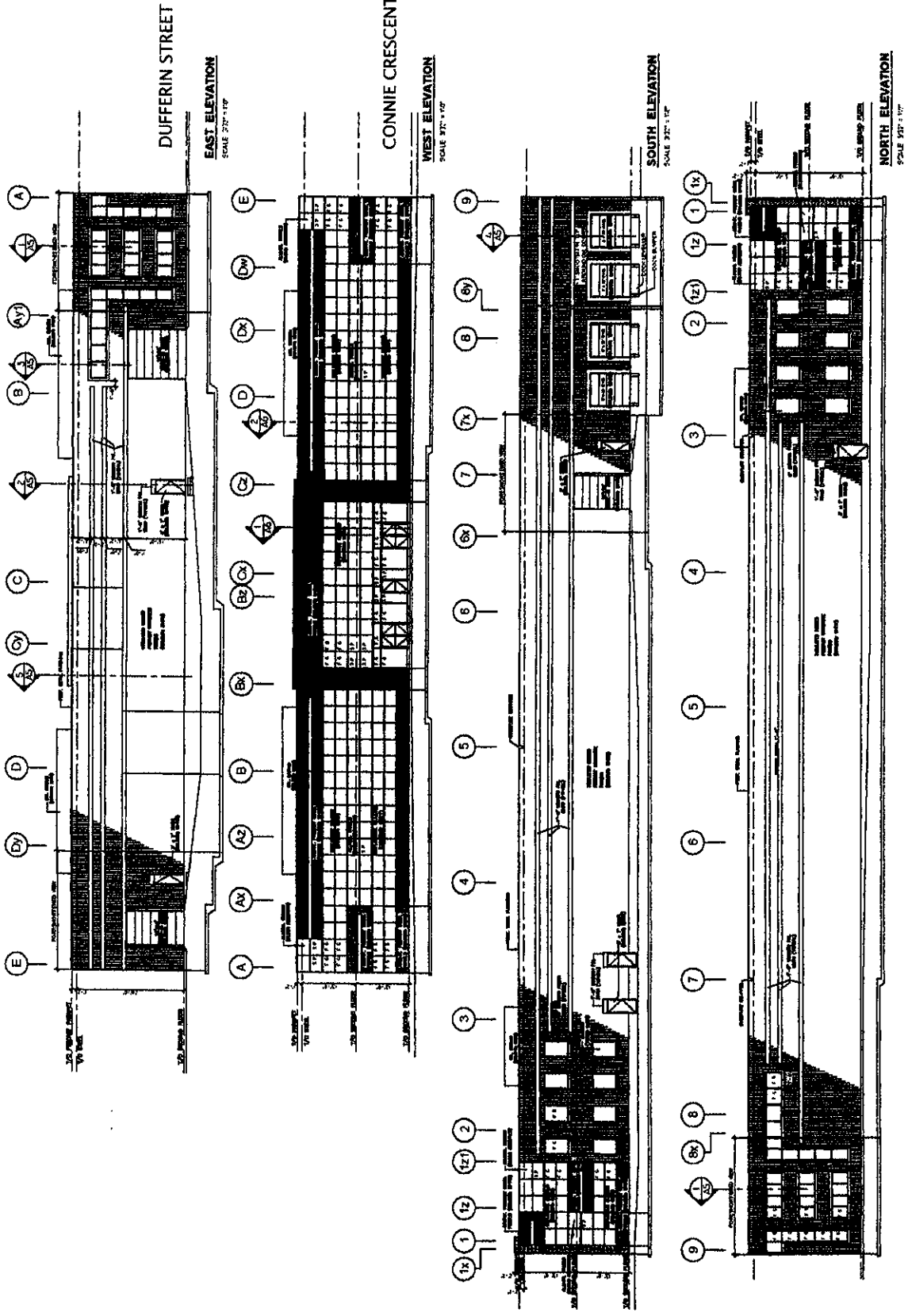
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Elevation Plan

Part of Lot 10,
Concession 3
APPLICANT:
COBI CONTRACTING LTD.



Community Planning Department

Attachment 3

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