

## **COMMITTEE OF THE WHOLE NOVEMBER 29, 2004**

### **SITE DEVELOPMENT FILE DA.04.053** **ELIO GRANZOTTO**

#### **Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.053 (Elio Granzotto), as shown on Attachments #3 and #3a, BE APPROVED.

#### **Purpose**

The Owner has submitted a Site Development Application for a one-storey, 9,011.71 sq.m employment building (warehouse and office) on a 1.55 ha lot, as shown on Attachment #2. The owner-occupied building will be used for the purpose of manufacturing doors.

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

The subject lands (see Attachment #1) are located on the east side of Creditview Road, through to Highway #400 (221 Creditview Road), being Block 4 on Plan 65M-3769, and Part 2 on Plan 65R-16171, in Lot 12, 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, subject to Exception 9(1110), which permits employment buildings. The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The Owner proposes a building with a flat roof to a height of 8.4m. The roof-top mechanical equipment, located above the office and storage mezzanines at the northeast and northwest corners of the building respectively, will be screened from the view of adjacent roads by a raised parapet. The building materials used for this area of the building, consist of white, precast panels with exposed aggregate, and blue tinted windows and reflective spandrel glass. The remaining warehouse portion consists of white, vertically ribbed concrete panels, with smooth horizontal and vertical banding throughout. Square-shaped windows with blue tinted glass are proposed on all elevations throughout the warehouse portion.

The main entrance is located at the northeast corner (office portion), and a secondary entrance is proposed at the northwest corner of the building. Loading spaces, together with dust collector equipment, is proposed within a recessed portion of the building's south elevation. The dust collection equipment consists of two white silo-shaped units, which are 14.6m in height, exceeding the building height by 6.2m. The equipment is necessary in order to collect dust created by the manufacturing process. The top portion of the dust collectors will be visible from Highway #400. The building will screen the bottom portion of the equipment, and the visible top portion will be the same colour as the building (white). The Owner proposes signage within two rectangular-shaped areas on the east elevation (Highway #400).

#### **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 are satisfied with the proposed building elevations. Should the Committee concur, the recommendation in this report can be adopted.

## **Attachments**

1. Location Map
2. Site Plan
3. Elevations (North & West)
- 3a. Elevations (South & East)

## **Report prepared by:**

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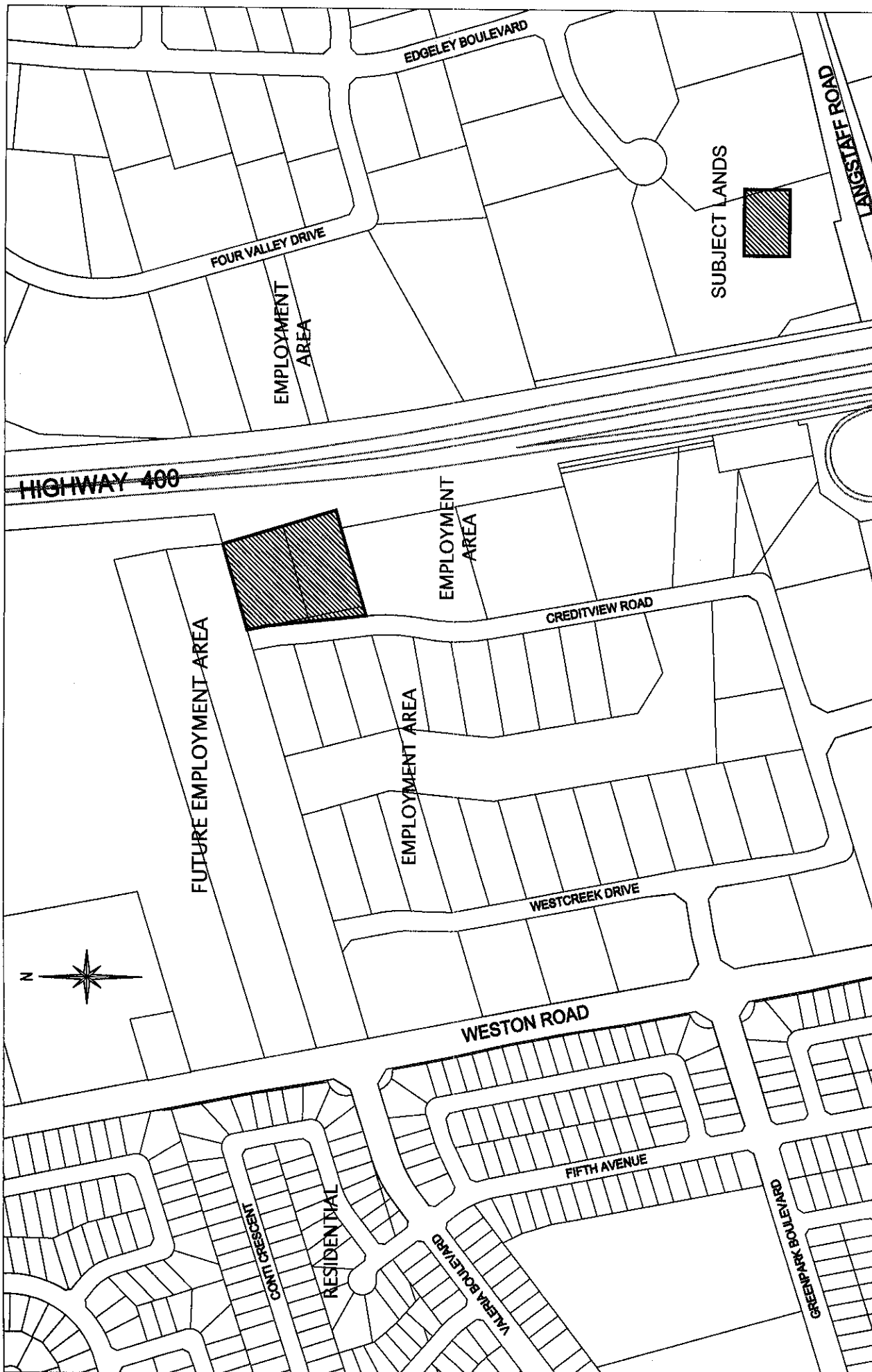
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Attachment **1**

FILE No.:  
DA.04-053

Not to Scale  
November 5, 2004

# City of Vaughan

Development Planning Department

# Location Map

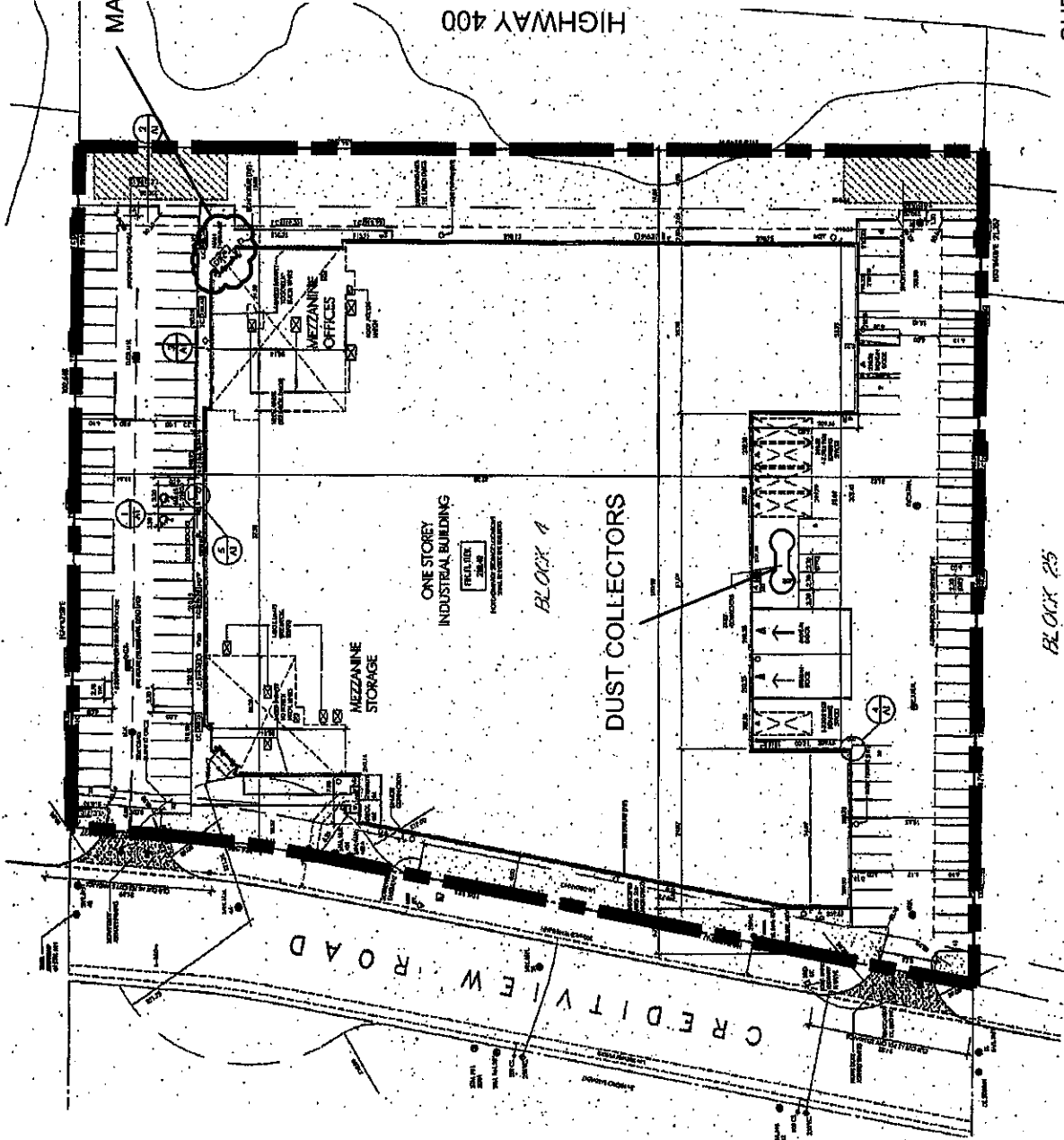
Lot 12,  
Concession 5  
APPLICANT:  
ELIO GRANZOTTO

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MAIN ENTRANCE



HIGHWAY 400



SUBJECT LANDS

SITE DEVELOPMENT DATA	
ZONING	DN
LOT AREA	6,308 AC 14,523 14,523
TOTAL SITE AREA	15,503 sqm 147,881 sq ft
BUILDING AREAS	796.0 sqm 8,573 sq ft
GROUND FLOOR OFFICE	796.0 sqm 8,573 sq ft
MEZZANINE FLOOR OFFICE	1,000 sqm 10,764 sq ft
GROUND FLOOR WAREHOUSE	7,411.4 sqm 80,114 sq ft
TOTAL GROSS FLOOR AREA	9,207.4 sqm 99,451 sq ft
TOTAL GEL FL. AREA (EXCEPT FOR OFFICE)	2,229.4 sqm 23,970 sq ft
LOT COVERAGE	14.6%
GROUND FLOOR	24.6%
SETBACKS	REQUIRED PROVIDED
FRONT YARD	6.00 M 6.40 M
REAR YARD	2.00 M 2.13 M
SIDE YARD (EXT.)	0.00 M 0.00 M
SIDE YARD (INT.)	0.00 M 0.00 M
PARKING	REQUIRED PROVIDED
OFFICE (OFF OFFICE)	18 SPACES
INDUSTRIAL	112 SPACES
TOTAL REQUIRED	130 SPACES
TOTAL PROVIDED	130 SPACES
LOADING SPACES	REQUIRED PROVIDED
INDUSTRIAL	2 0
LANDSCAPED AREA	2,822.2 sqm 30,370 sq ft
PERCENTAGE	32.8%
NOTE:	AREA OF OPEN SPACE IS NOT INCLUDED IN THE TOTAL LANDSCAPED AREA CALCULATION (-1,111.4)
PAVED AREA	4,480.2 sqm 48,174 sq ft
PERCENTAGE	71.0%
SNOW STORAGE	REQUIRED PROVIDED
2 % OF LOT AREA	242.5 sqm 2,609 sq ft

# Site Plan

Lot 12,  
Concession 5

APPLICANT:  
ELIO GRANZOTTO

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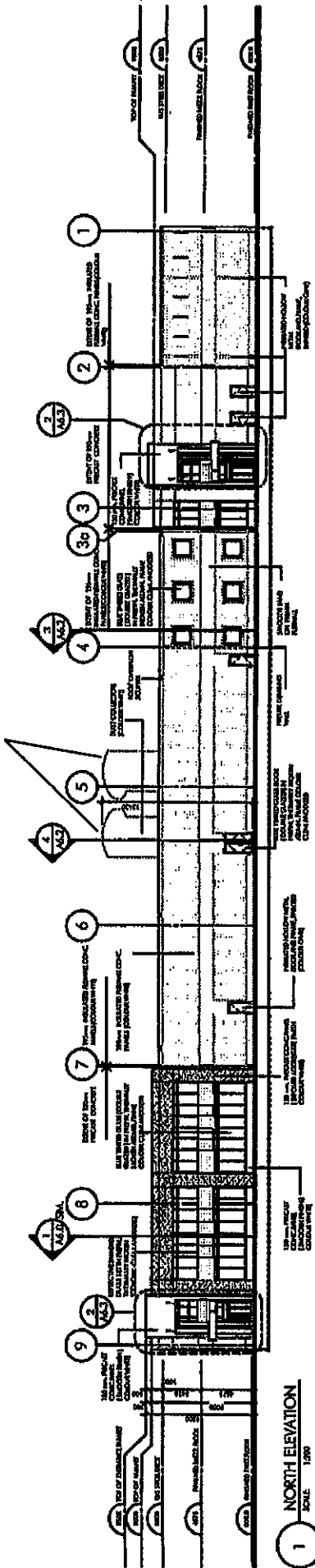
# Attachment 2

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DA.04.053

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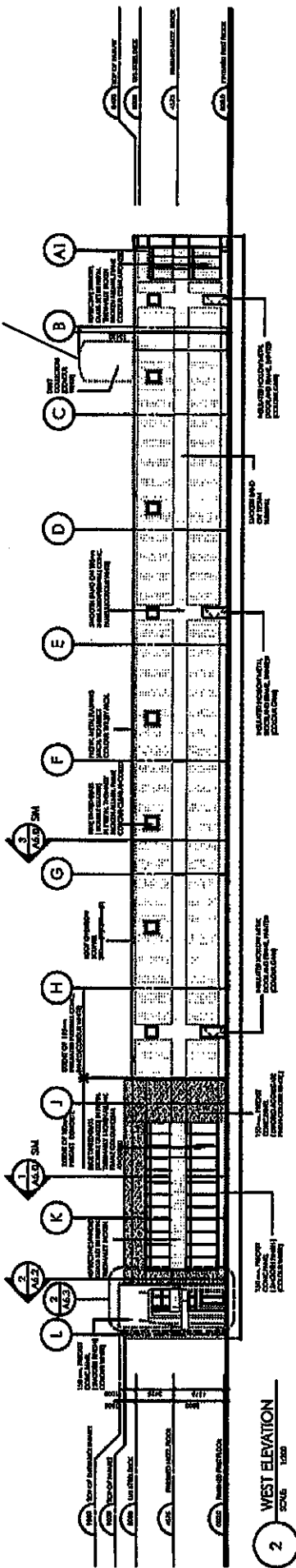
November 5, 2004

Dust Collectors



1 NORTH ELEVATION  
SCALE: 1/8"=1'-0"

Dust Collectors



2 WEST ELEVATION  
SCALE: 1/8"=1'-0"

Elevation Plan (North & West)

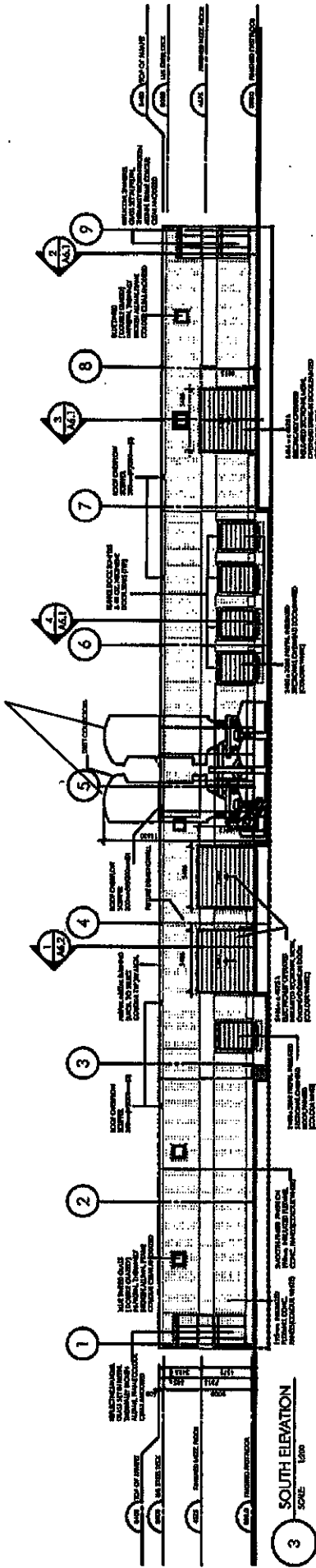
Lot 12,  
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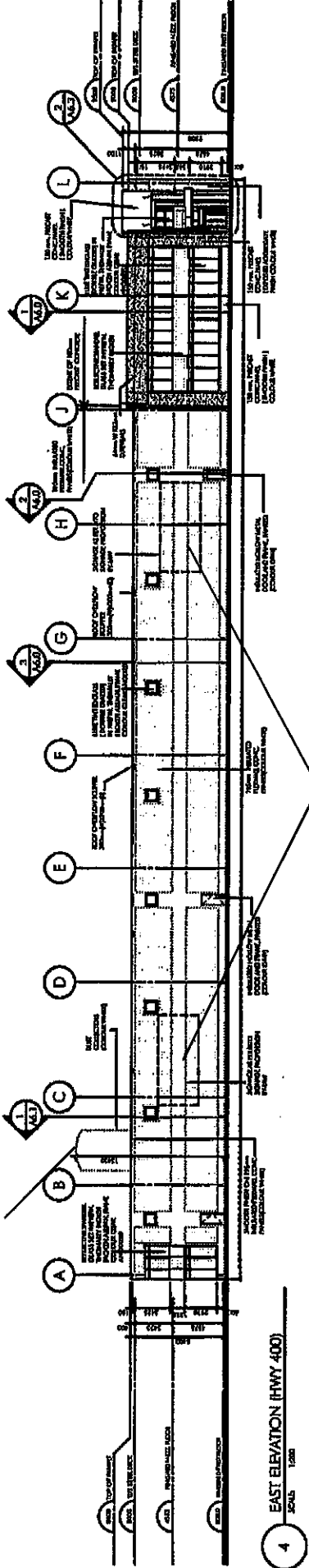
**Attachment 3**  
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DA.04.053  
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November 5, 2004

Dust Collectors



3 SOUTH ELEVATION  
SCALE 1/8\"/>

Dust Collectors



4 EAST ELEVATION (HWY 400)  
SCALE 1/32\"/>

Signage Boxes

# Elevation Plan (South & East)

Lot 12,  
Concession 5

APPLICANT:  
ELIO GRANZOTTO



Development Planning Department

# Attachment 3a

FILE No.:  
DA.04.053

Not to Scale

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