

COMMITTEE OF THE WHOLE MAY 6, 2002

SITE DEVELOPMENT FILE DA.02.012 **ATLAS COLD STORAGE CANADA LIMITED**

Recommendation

THAT the building elevations for Site Development Application DA.02.012 (Atlas Cold Storage Canada Limited) BE APPROVED.

Purpose

On February 25th, 2002, the Owner submitted a Site Development Application for an addition to the west side of the cold storage facility (9564.58 sq.m) to accommodate a freezer (3847.84 sq.m), dock/engine room (698.12 sq.m) and office (614.92 sq.m).

Background - Analysis and Options

The 3.61 ha site is located west of Weston Road, on the south side of Highway No. 407 (316 Aviva Park Drive), being Blocks 10 and 11 on Registered Plan 65M-2790, in Lots 2 and 3, Concession 6, City of Vaughan.

The proposed addition is 18.8m in height, which is between the original building of 22m and the previous addition of 16.6m.

The north and west additions are identical to the existing building, and will be treated with pre-finished stucco and embossed metal-clad freezer panels in a bone-white colour. The 1.8m wide, charcoal-coloured horizontal accent band will be continued along the midway point of the entire building and the roofline of the west elevation.

The south (front) elevation, in addition to the white insulated metal paneling, consists of a charcoal-coloured split-face concrete block, which wraps around to the west elevation to match the existing engine room and office area. Pre-finished charcoal siding is proposed above the eight loading doors. An additional entrance is located on the south elevation, and a window strip is located above the loading dock area.

The rooftop mechanical equipment will be screened with pre-finished metal paneling to match the building façade. No additional signs are proposed on the building. The height variation, together with the continued accent banding and extensive landscaping adjacent to Highway No. 407, will assist to diminish the massing of the relatively large and modest looking building.

Conclusion

Staff is 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. Building Elevations

Report prepared by:

Andrea Egizii, Planner 1, ext 8215
Grant A. Uyeyama, Senior Planner, ext 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

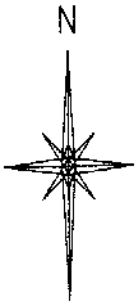
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

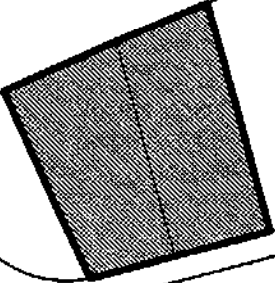
JOANNE R. ARBOUR
Director of Community Planning

/CM

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HIGHWAY No. 407



AVIVA PARK DRIVE

WESTON ROAD

C. N. R.

STEELES AVENUE

 SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:

DA.02.012

REPORT #:

LOCATION:
PART OF LOTS
2 & 3, CON. 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

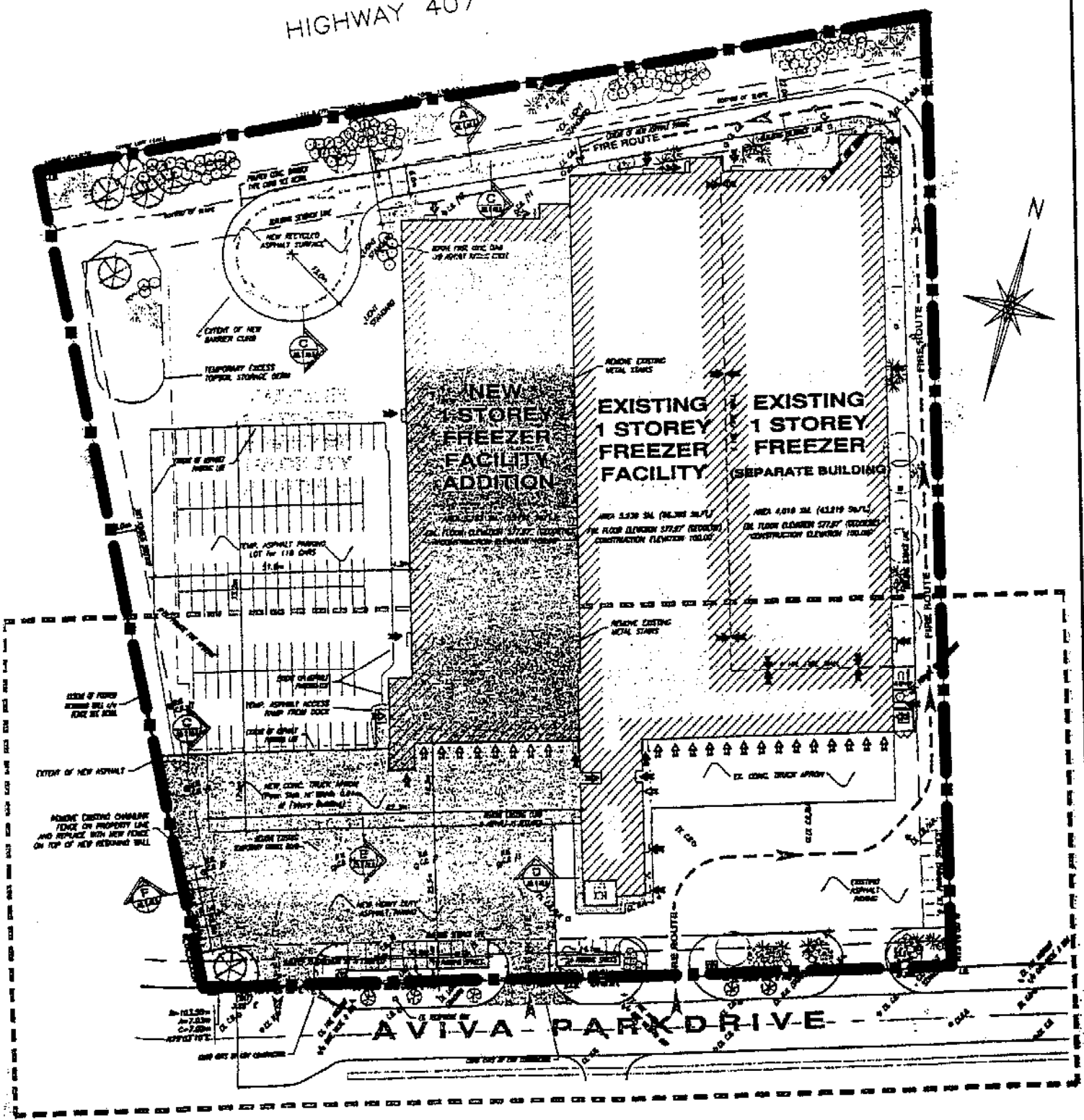
APPLICANT:

ATLAS COLD STORAGE CANADA LTD.

DATE: 03/01/2002

SCALE: NOT TO SCALE

HIGHWAY 407



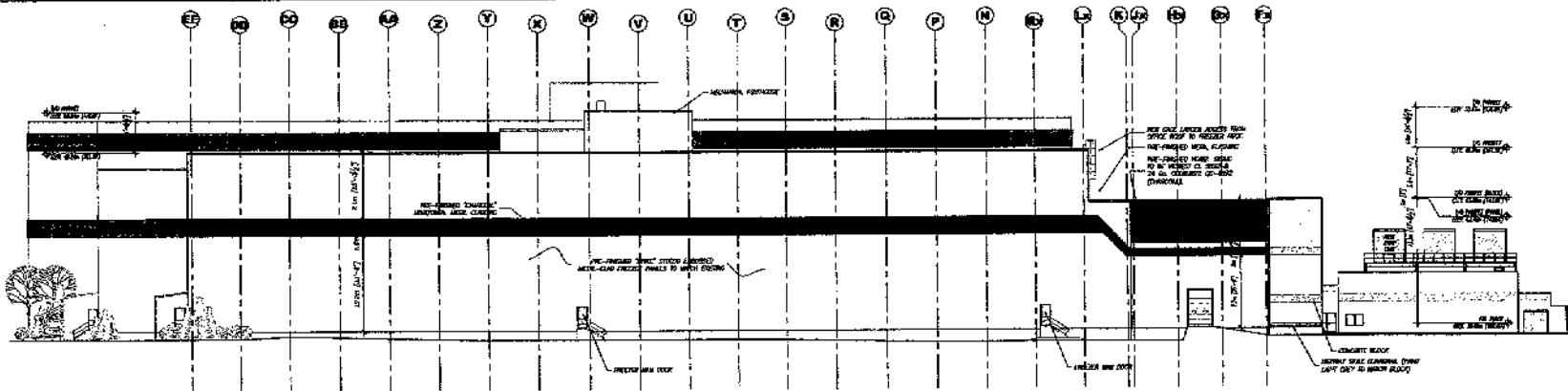
□ SUBJECT LANDS

ATTACHMENT '2'
SITE PLAN

FILE #:	REPORT #:
DA.02.012	LOCATION: PART OF LOTS 2 & 3, CON. 6

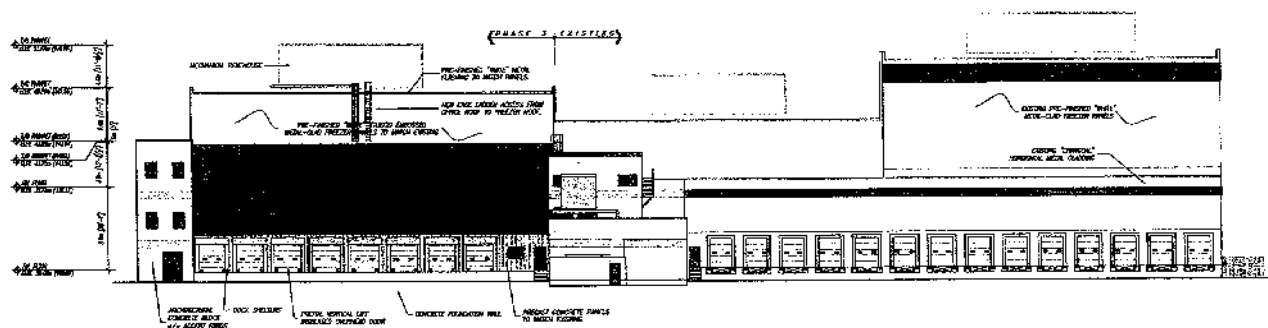
CITY OF VAUGHAN
PLANNING DEPARTMENT

DATE:	03/01/2002
APPLICANT:	ATLAS COLD STORAGE CANADA LTD.
SCALE:	NOT TO SCALE



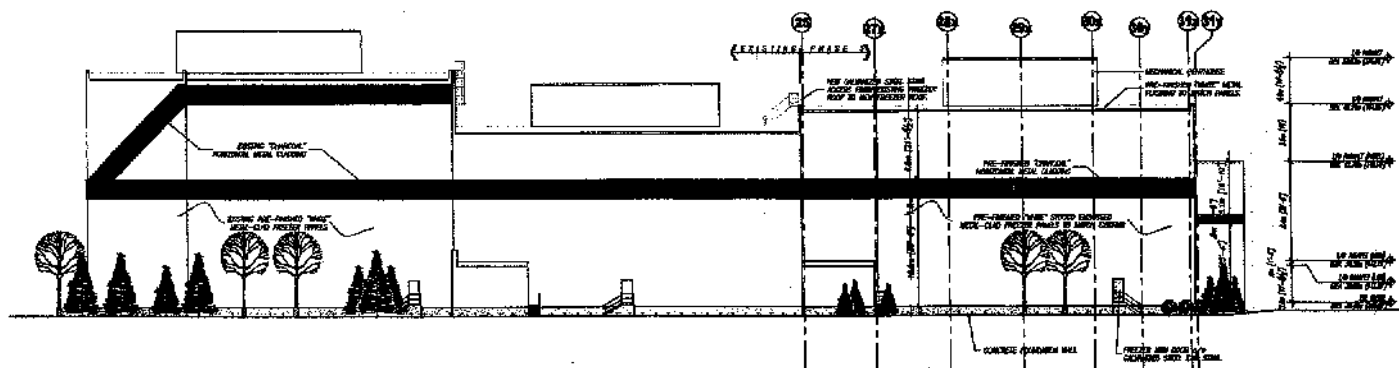
West Elevation

Scale: 1/4" = 1'-0"



South Elevation

Scale: 1/4" = 1'-0"



North Elevation

Scale: 1/4" = 1'-0"

ATTACHMENT '3'
ELEVATIONS

FILE #:

REPORT #:

DATE: 03/01/2002

DA.02.012

LOCATION:
PART OF LOTS 2 &
3, CONCESSION 6

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

SCALE: NOT TO SCALE

ATLAS COLD STORAGE CANADA LTD.