

COMMITTEE OF THE WHOLE JUNE 17, 2002

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 May 22, 2002, the Owner submitted a Site Development Application for a 4,558 sq.m industrial building on a 0.92 ha lot.

Background - Analysis and Options

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 east end of the building, facing Dufferin Street. Windows and glazing are predominant on the Dufferin elevation, with a series of windows proposed on all sides of the warehouse portion, including the back service area where loading spaces face Connie Crescent.

The building materials include white precast concrete and aluminum panels for the office, and light grey, vertically ribbed, precast concrete panels with banding for the warehouse. The roof-line is flat with a 0.3 m high parapet.

The site plan is preliminary and the building layout and elevations may change. Staff will discuss these matters with the Applicant.

Conclusion

Staff is satisfied with the proposed elevations. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
3. Elevations

Report prepared by:

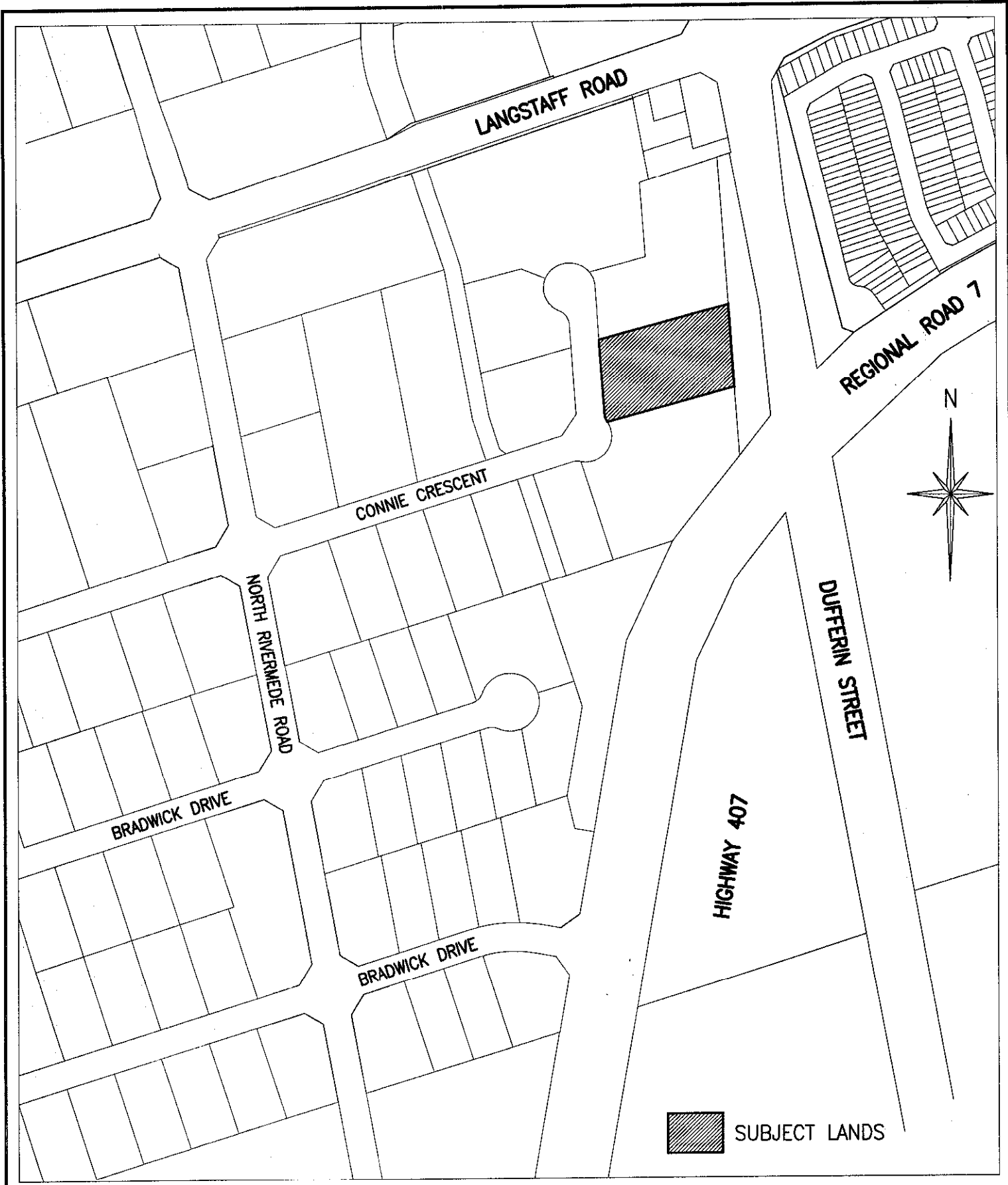
Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

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JOANNE R. ARBOUR
Director of Community Planning

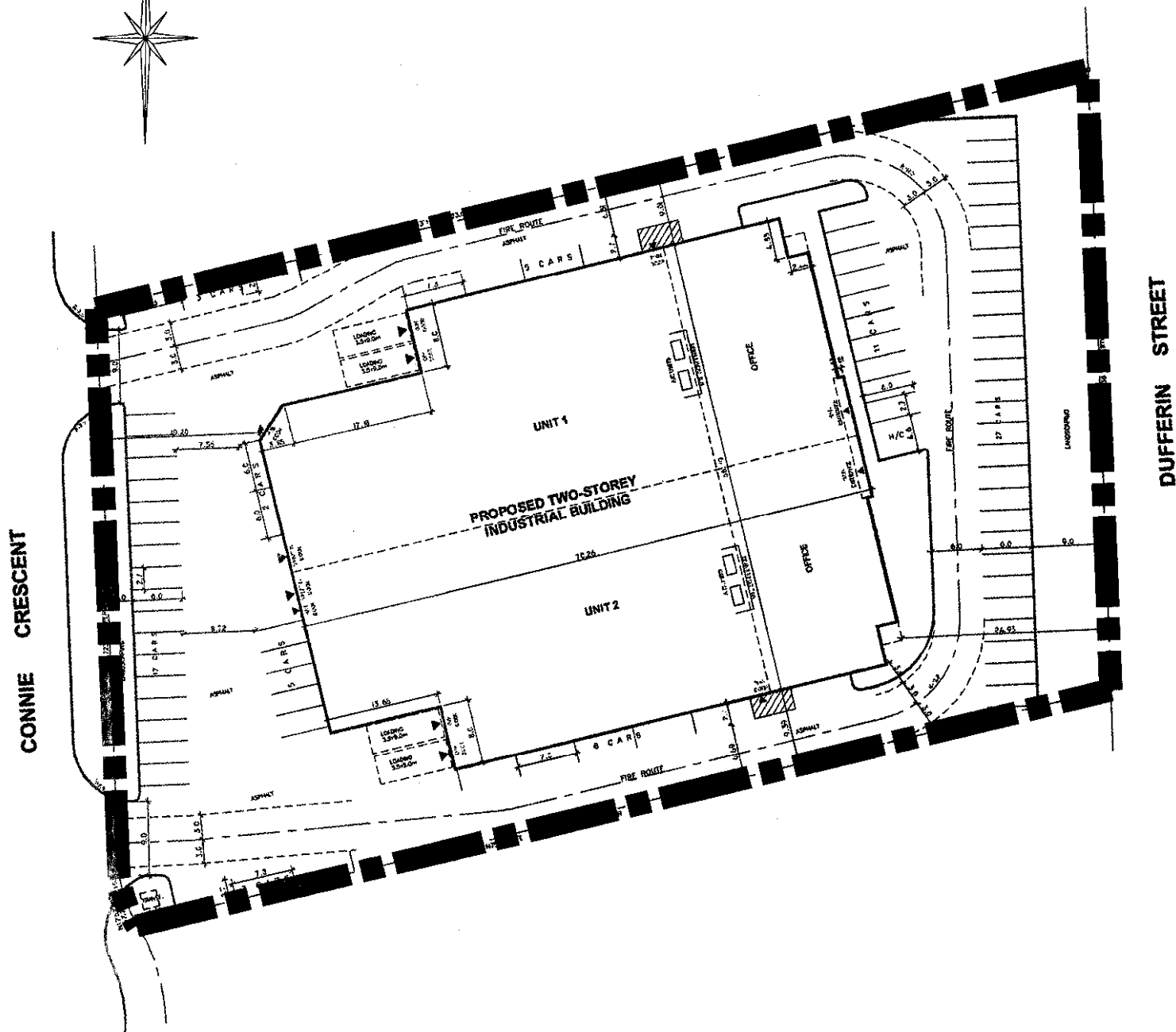
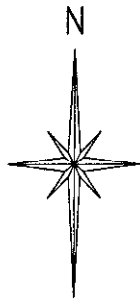


**ATTACHMENT '1'
LOCATION MAP**

FILE #:	REPORT #:
DA.02.034	LOCATION: PART OF LOT 10, CON. 3

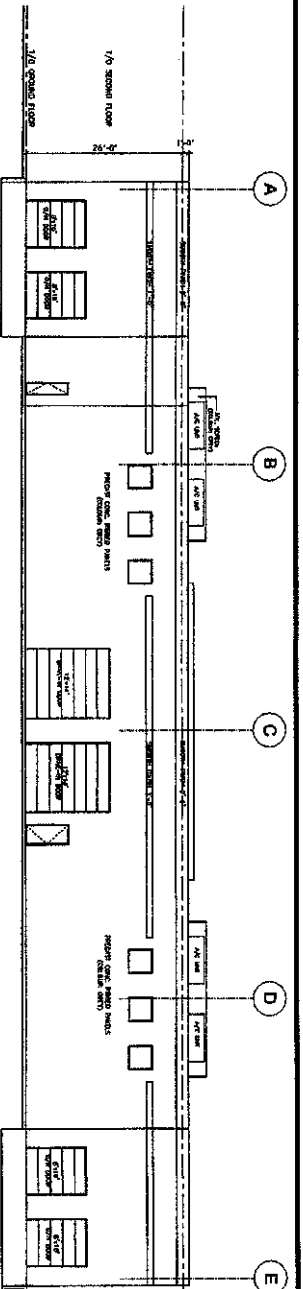
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 05/28/2002
COBI CONTRACTING LTD.	SCALE: NOT TO SCALE

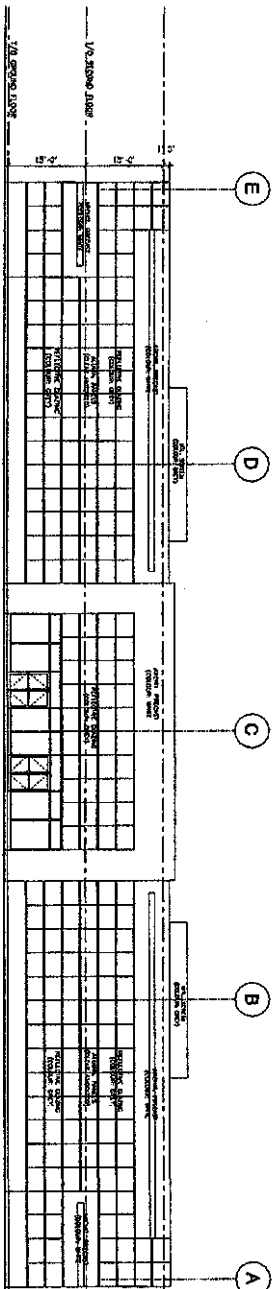


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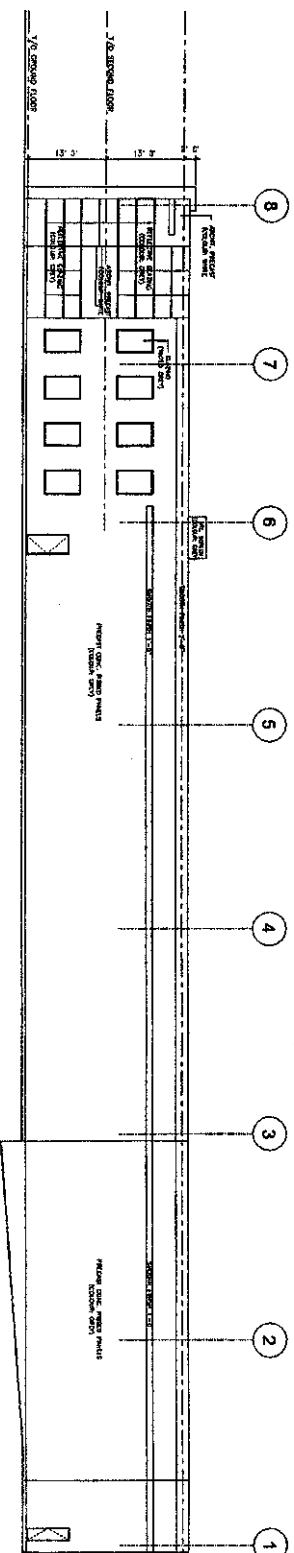
ATTACHMENT '2' SITE PLAN	FILE #:	REPORT #:	DATE: 05/28/2002
	DA.02.034	LOCATION: PART OF LOT 10, CON. 3	CITY OF VAUGHAN PLANNING DEPARTMENT
		APPLICANT:	SCALE: NOT TO SCALE
		COBI CONTRACTING LTD.	



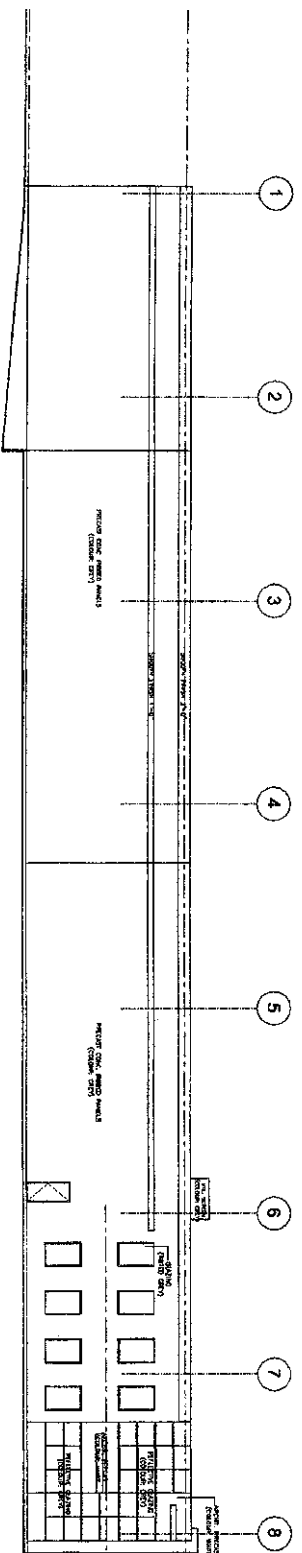
WEST ELEVATION
SCALE 3/32" = 1'-0"



EAST ELEVATION
SCALE 3/32" = 1'-0"



NORTH ELEVATION
SCALE 3/32" = 1'-0"



SOUTH ELEVATION
SCALE 3/32" = 1'-0"

ATTACHMENT '3'
ELEVATIONS

FILE #:	REPORT #:	CITY OF VAUGHAN PLANNING DEPARTMENT	APPLICANT:	DATE:
DA02.034	PART OF LOT 10, CONCESSION 3	COBI CONTRACTING LIMITED	SCALE: NOT TO SCALE	05/28/2002