

**COMMITTEE OF THE WHOLE JUNE 2, 2003**

**SITE DEVELOPMENT FILE DA.02.044**  
**JOHN ROMANO (ROMANO DISPOSAL SERVICES INC.)**

**Recommendation**

The Commissioner of Planning recommends

THAT the building elevations for Site Development Application DA.02.044 (John Romano) BE APPROVED.

**Purpose**

On July 12, 2002, the Owner submitted a Site Development Application for a one-storey, two-unit industrial building with a Gross Floor Area of 3,124.77m<sup>2</sup>.

**Background - Analysis and Options**

The 0.82 ha site is located on the east side of Jane Street, north of Langstaff Road, extending through to Caldari Road (2 Caldari Road), in Part of Lot 12, Concession 4, City of Vaughan.

The irregular-shaped building is proposed to be constructed with a flat roof to a height of 10.7m. The top of the parapet, which screens the roof-top mechanical equipment from the view of the adjacent roads, increases the height to 11.0m. One entrance is located on each of the west (Jane Street) and east (Caldari Road) façades. Surrounding the two entrances, are insulated white pre-cast concrete panels, with a light-bronzed coloured glass canopy.

The building material along the west façade and surrounding the east entrance, consists of bronze-coloured spandrel glazing in pre-finished aluminium curtain wall frames, which wraps around the north and south façades. A row of double glazing frames in the middle and bottom portions of the building, and having the same colour as the glass canopy, is provided on the west and north elevations for accent treatment. The remainder of the elevations consist of white insulated pre-cast panels. Three drive-in doors are provided on the south elevation, and three loading doors are provided on the east elevation.

**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. Building Elevations

**Report prepared by:**

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

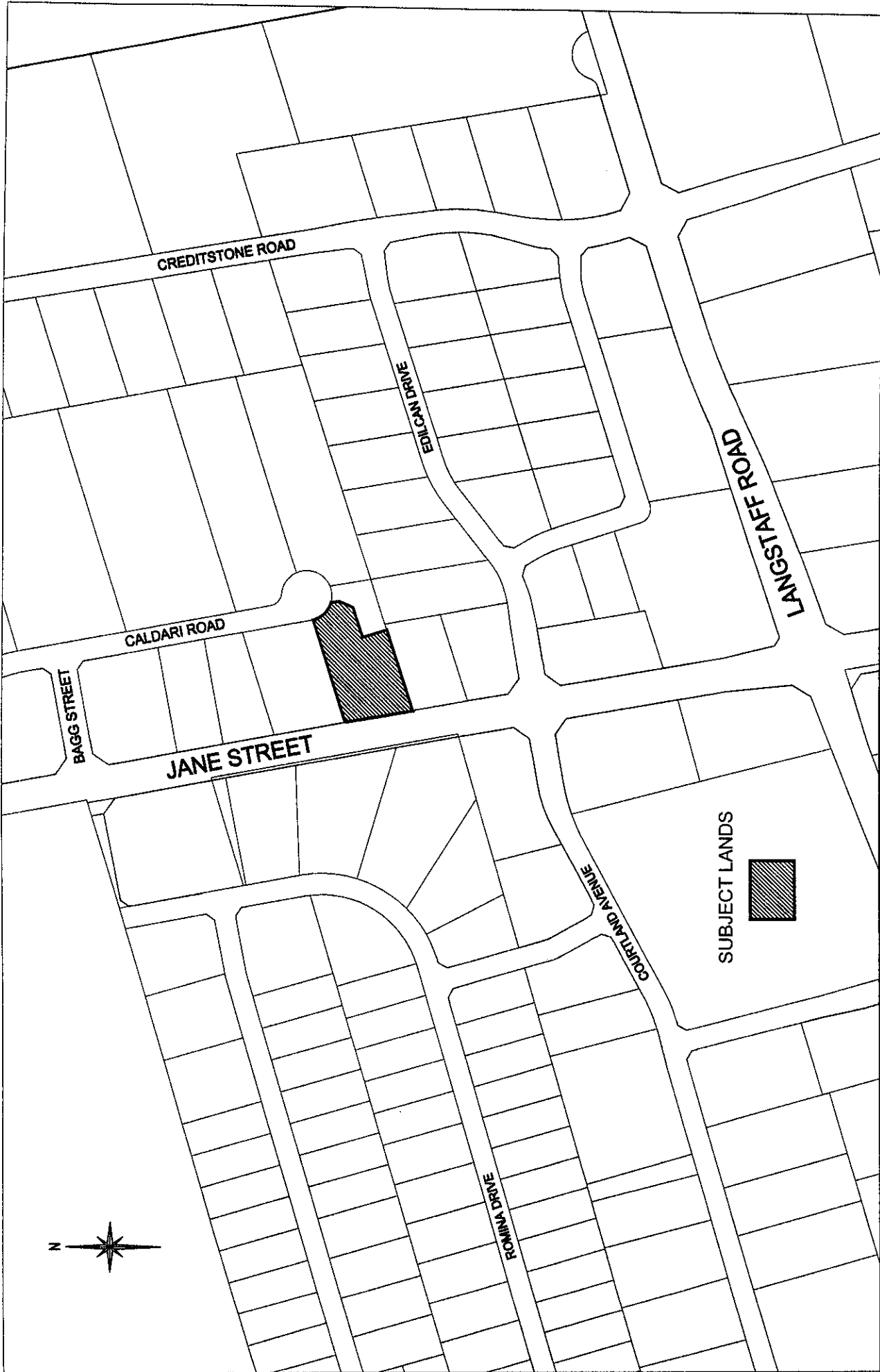
Respectfully submitted,

MICHAEL DeANGELIS  
Commissioner of Planning

JOANNE R. ARBOUR  
Director of Community Planning

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# Location Map

Part of Lot 12,  
Concession 4

APPLICANT:  
JOHN ROMANO  
(ROMANO DISPOSAL SERVICES INC.)



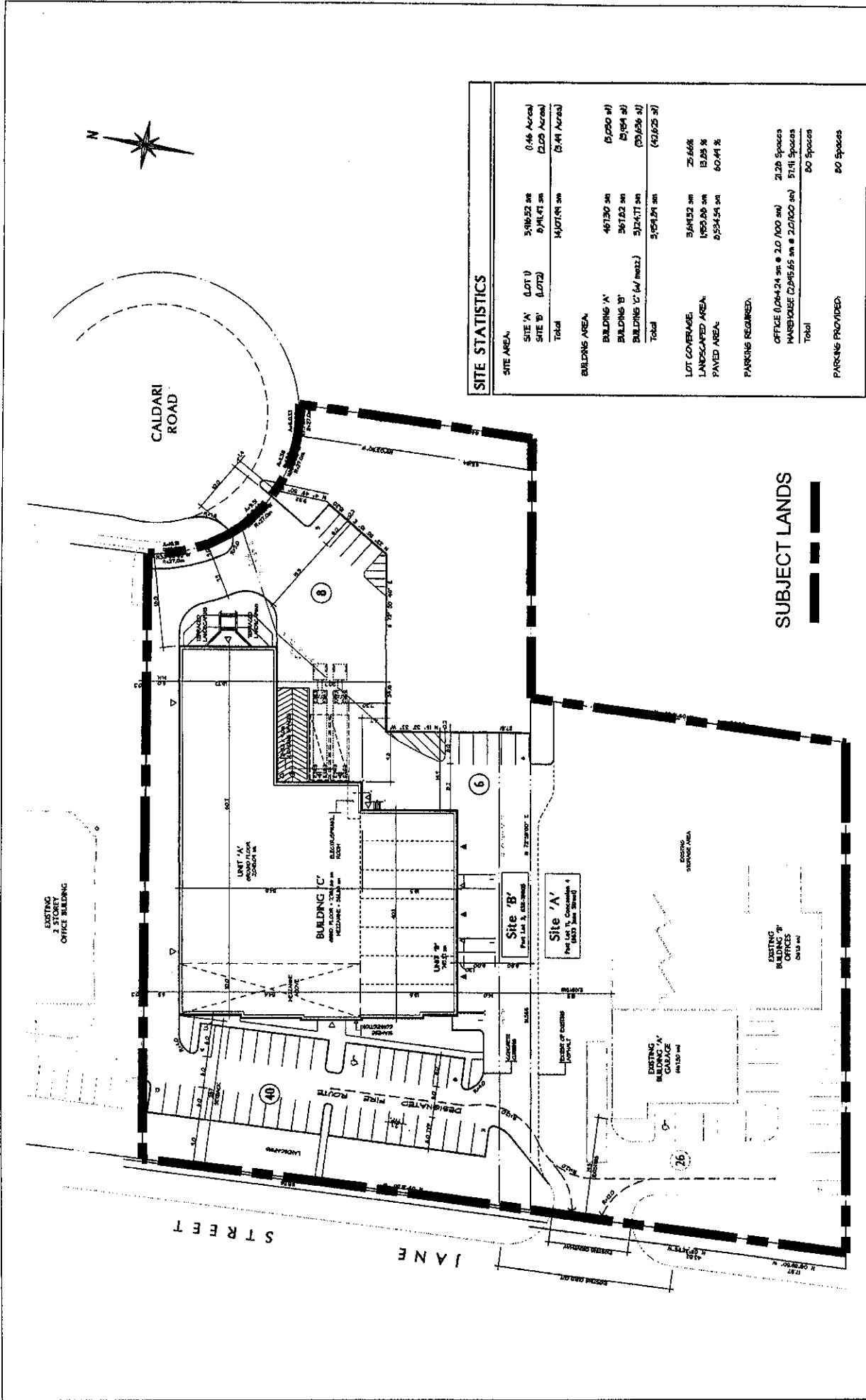
Community Planning Department

# Attachment

# 1

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SITE STATISTICS			
<b>SITE AREA</b>			
SITE 'A'	(LOT 1)	5,185.52 sqm	(1.26 Acres)
SITE 'B'	(LOT 2)	9,141.71 sqm	(2.09 Acres)
Total		14,327.23 sqm	(3.34 Acres)
<b>BUILDING AREA</b>			
BUILDING 'A'		4,673.00 sqm	(1,070 sf)
BUILDING 'B'		2,972.22 sqm	(644 sf)
BUILDING 'C' (w/ mezz.)		3,247.71 sqm	(702 sf)
Total		10,892.93 sqm	(2,356 sf)
<b>LOT COVERAGE</b>			
LANDSCAPED AREA		25,848 sqm	1,800 sf
PAVED AREA		8,554.54 sqm	60,411 sf
<b>PARKING REQUIRED:</b>			
OFFICE (1,084-24 sqm @ 2.0/100 sqm)			21.28 Spaces
WAREHOUSE (2,945.65 sqm @ 2.0/100 sqm)			51.91 Spaces
Total			73.19 Spaces
<b>PARKING PROVIDED:</b>			
			80 Spaces

SUBJECT LANDS

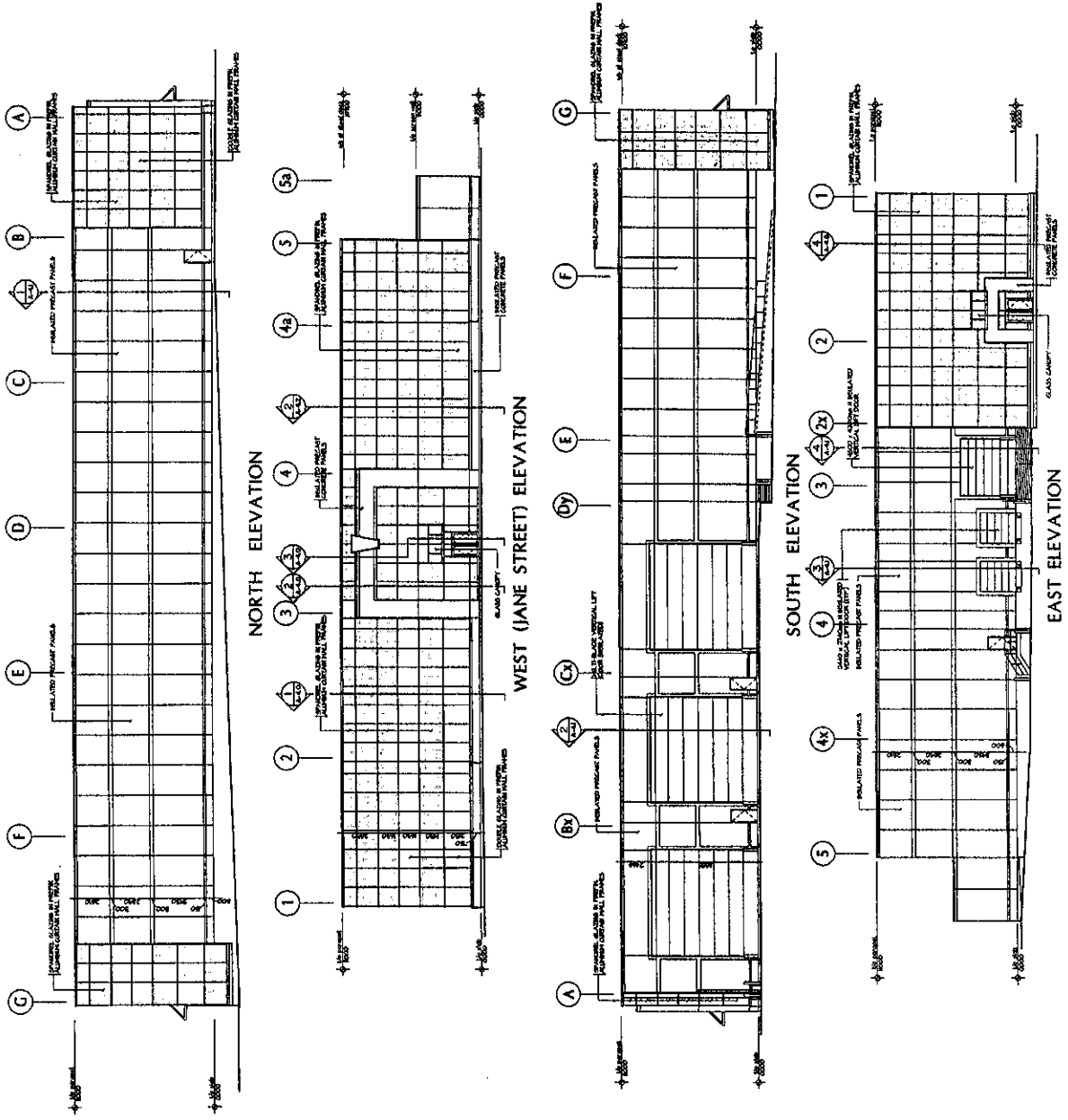
# Attachment 2

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## City of Vaughan Community Planning Department

**Site Plan**  
 Part of Lot 12,  
 Concession 4  
 APPLICANT:  
 JOHN ROMANO  
 (ROMANO DISPOSAL SERVICES INC.)

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# Elevation Plan

Part of Lot 12,  
Concession 4

APPLICANT:  
JOHN ROMANO  
(ROMANO DISPOSAL SERVICES INC.)

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# City of Vaughan

Community Planning Department

# Attachment 3

FILE No.:  
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