

COMMITTEE OF THE WHOLE JUNE 16, 2003

SITE DEVELOPMENT FILE DA.02.065 **ATLAS COLD STORAGE CANADA LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.065 (Atlas Cold Storage Canada Limited) BE APPROVED, subject to the following condition:

- a) the required variance from the Committee of Adjustment for an increase in the maximum height shall be final and binding.

Purpose

On October 10, 2002, the Owner submitted a Site Development Application to permit a freezer (4,697.3 sq.m) and dock/utility (889.3 sq.m) addition to the existing cold storage facility (14,678.08 sq.m), on a 3.61 ha site.

Background - Analysis and Options

The site is located on the north side of Aviva Park Drive, west of Weston Road, adjacent to Highway #407, being Blocks 10 and 11 on Registered Plan 65M-2790 (316 Aviva Park Drive), in Part of Lots 2 and 3, Concession 6, City of Vaughan.

The proposed addition is 19.6 m in height. The top of the mechanical penthouse, which screens the roof-top mechanical equipment from the view of adjacent roads, increases the height to 24 m. The maximum building height in the EM1 Zone is 15m, exclusive of the mechanical penthouse, which will require the applicant to obtain a variance from the Committee of Adjustment, which must be final and binding, prior to the issuance of a building permit.

The north and west additions will be treated with identical material used on the existing building, which includes metal paneling in a white colour. A 1.8 m wide grey coloured accent panel will be continued along the perimeter at the midway point and the roofline of the west facade.

The south elevation, consistent with the existing south façade, consists of white metal paneling on the upper portion with pre-finished charcoal siding proposed above the 9 loading doors.

All roof-top mechanical will be screened with pre-finished metal paneling to match the building façade. No additional signs are proposed and the east elevation remains unchanged.

Conclusion

Staff are satisfied with the proposed building elevations. Should the elevations be approved, the applicant can make application for a variance to the maximum building height. Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Site Plan
- 3a. Building Elevations
- 3b. Building Elevations

Report prepared by:

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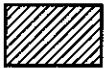
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R.ARBOUR
Director of Community Planning

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SUBJECT LANDS

Location Map

Part of Lot 3,
Concession 6

APPLICANT:
ATLAS COLD STORAGE CANADA LTD.



Community Planning Department

Attachment

FILE No.:
DA.02.065

May 22, 2003

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1

HWY. NO. 407

LOT ANALYSIS

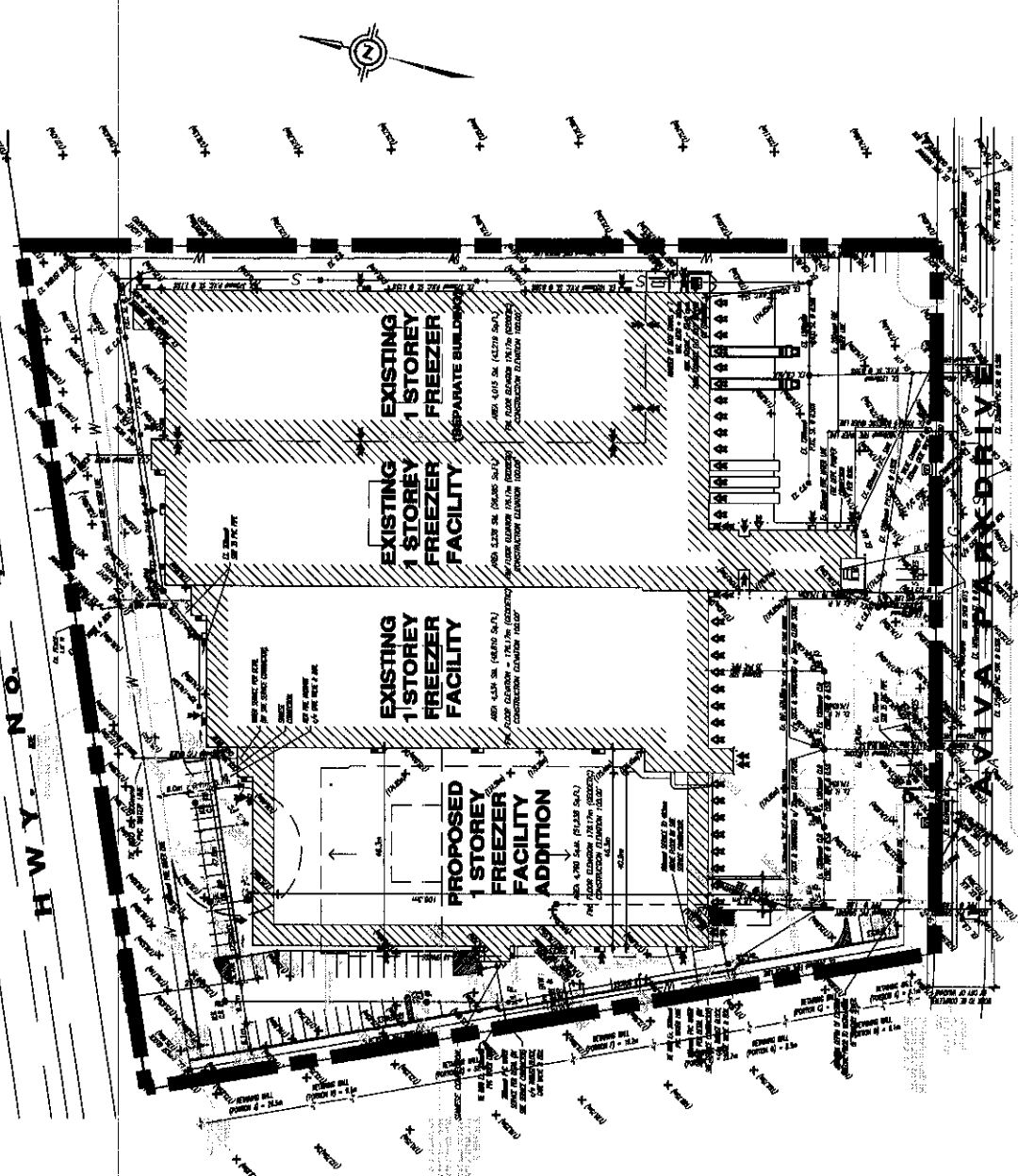
TOTAL LOT AREA = 36,108 SQ.M (5.61 Ha)
 BLDG. COVERAGE
 BLDG. #1 EXIST. FREEZER = 4,015 SQ. M.
 BLDG. #2 EXIST. FREEZER FACILITY = 9,772 SQ. M.
 FREEZER FACILITY ADDITION = 4,890 SQ. M.
 TOTAL BUILDING COVERAGE = 18,677 SQ. M.
 = 51.73 % OF LOT AREA

VEHICLE ACCESS AREAS
 EX. CONCRETE APRONS = 2,134 SQ. M.
 NEW CONCRETE APRONS = 190 SQ. M.
 EX. ASPHALT AREA = 6,135 SQ. M.
 NEW ASPHALT AREA = 2,837 SQ. M.
 TOTAL VEHICLE ACCESS AREA = 11,296 SQ. M.
 = 31.28% OF LOT AREA
 TOTAL LANDSCAPED AREA = 6,135 SQ. M.
 = 16.99% OF LOT AREA

PARKING PROVIDED
 WAREHOUSE EMPLOYEES (20/50M) = 56 SPACES
 ENGINE ROOM EMPLOYEES = 3 SPACES
 OFFICE EMPLOYEES (3 + 12) = 15 SPACES
 VISITOR = 6 SPACES
 FUTURE OFFICE SPACE = 11 SPACES
 TOTAL PARKING PROVIDED: 91 SPACES
 STANDARD SPACES 88
 BARRETT FREE 2

INTERNAL PARKING SPACE TO BE
 2.70m x 6.0m
 AVAILABLE PARKING SPACE TO BE
 2.70m x 6.0m
 BARRETT FREE PARKING SPACE TO BE
 3.5m x 6.0m

SUBJECT LANDS



Site Plan

Part of Lot 3,
 Concession 6

APPLICANT:
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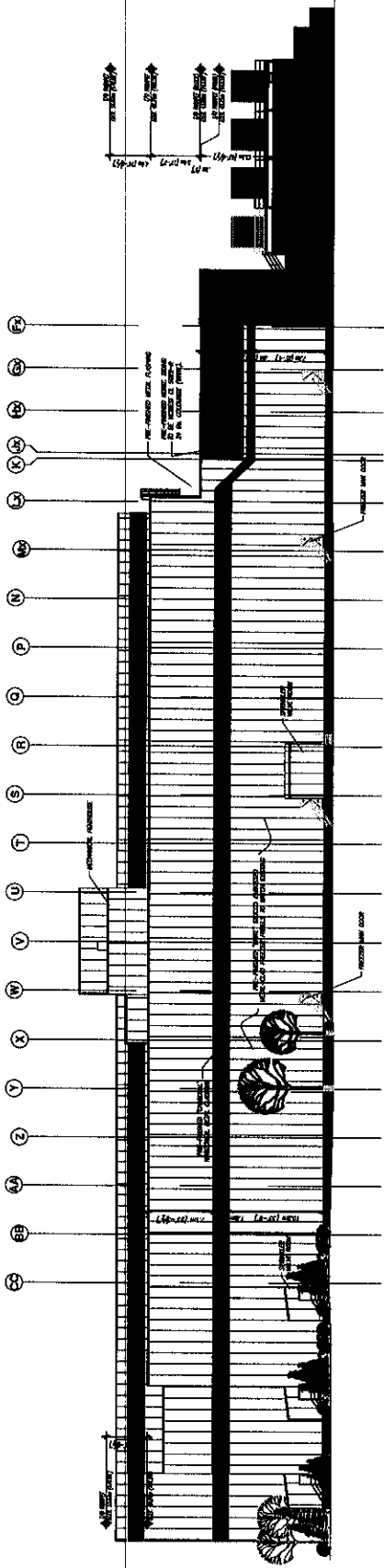


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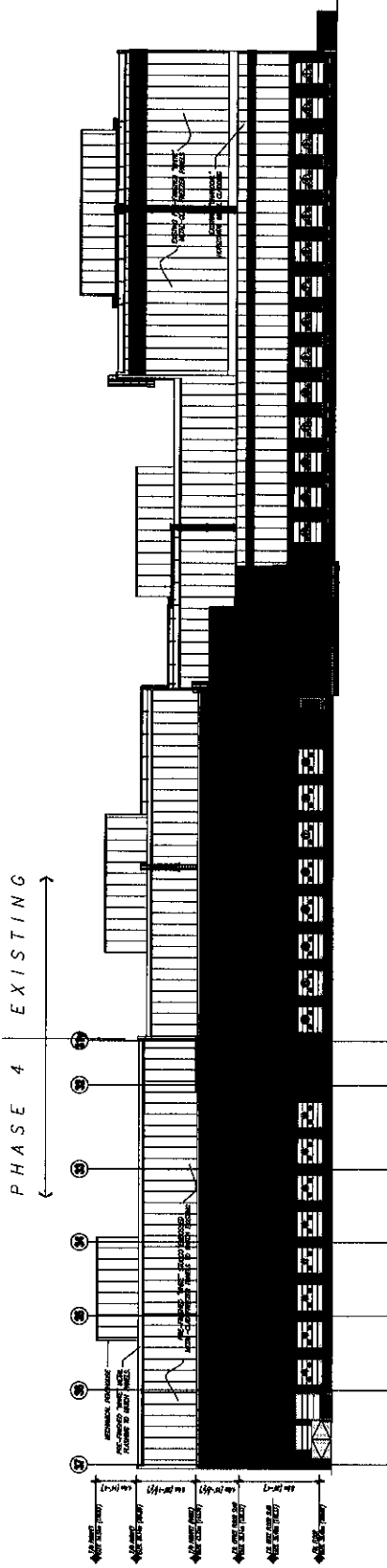
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West Elevation



South Elevation

Elevations

Part of Lot 3,
Concession 6

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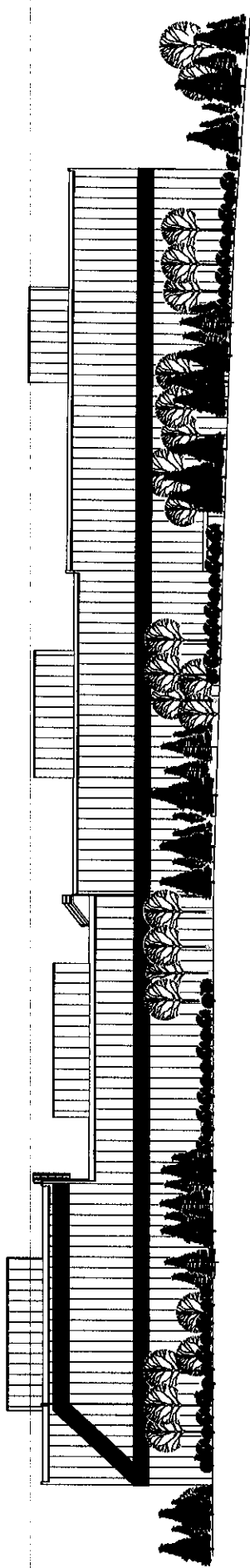
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Attachment

3a

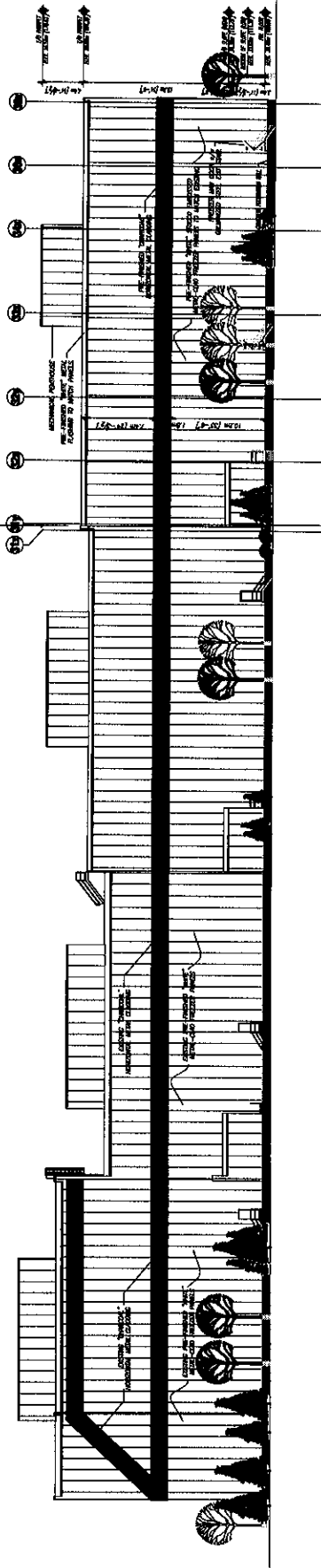
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North Elevation - View From Hwy 407

EXISTING PHASE 4



North Elevation

Elevations

Part of Lot 3,
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3b

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