

COMMITTEE OF THE WHOLE FEBRUARY 17, 2003

SITE DEVELOPMENT APPLICATION DA.02.083
FESTA JUICE CO. LTD

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.02.083 (Festa Juice Co. Ltd.) BE APPROVED.

Purpose

On December 23, 2002, the Owner submitted a Site Development Application to permit a 1,749.4m² addition to the Magnotta Winery plant, facing Highway #400, on a 1.3 ha site.

Background - Analysis and Options

The site is located north of Regional Road #7, on the east side of Chrislea Road, and on the west side of Highway #400, being Blocks 28 and 29 on Registered Plan 65M-2589 (271 Chrislea Road), in Part of Lot 7, Concession 5, City of Vaughan.

The proposed height of the addition is 10.9m, except in the location above the Magnotta Winery signage, where the parapet extends to 13m. The addition will be treated with identical materials used on the existing building, which consists of precast green panels along the top and lower portions of the building, separated by precast beige panels. A beige accent band will continue along the lower façade, along with a new green accent band that will extend through the mid-portion of the beige panels to frame the upper-level windows. Beige inserts and window panels will be evenly distributed along the upper and middle portions of the building, respectively, to accentuate the façade. The signage and dome window panel framed with beige stucco on concrete block, will be re-assembled to match the existing east façade.

Conclusion

Staff is satisfied with the proposed east elevation for the addition to the Magnotta Winery. 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:

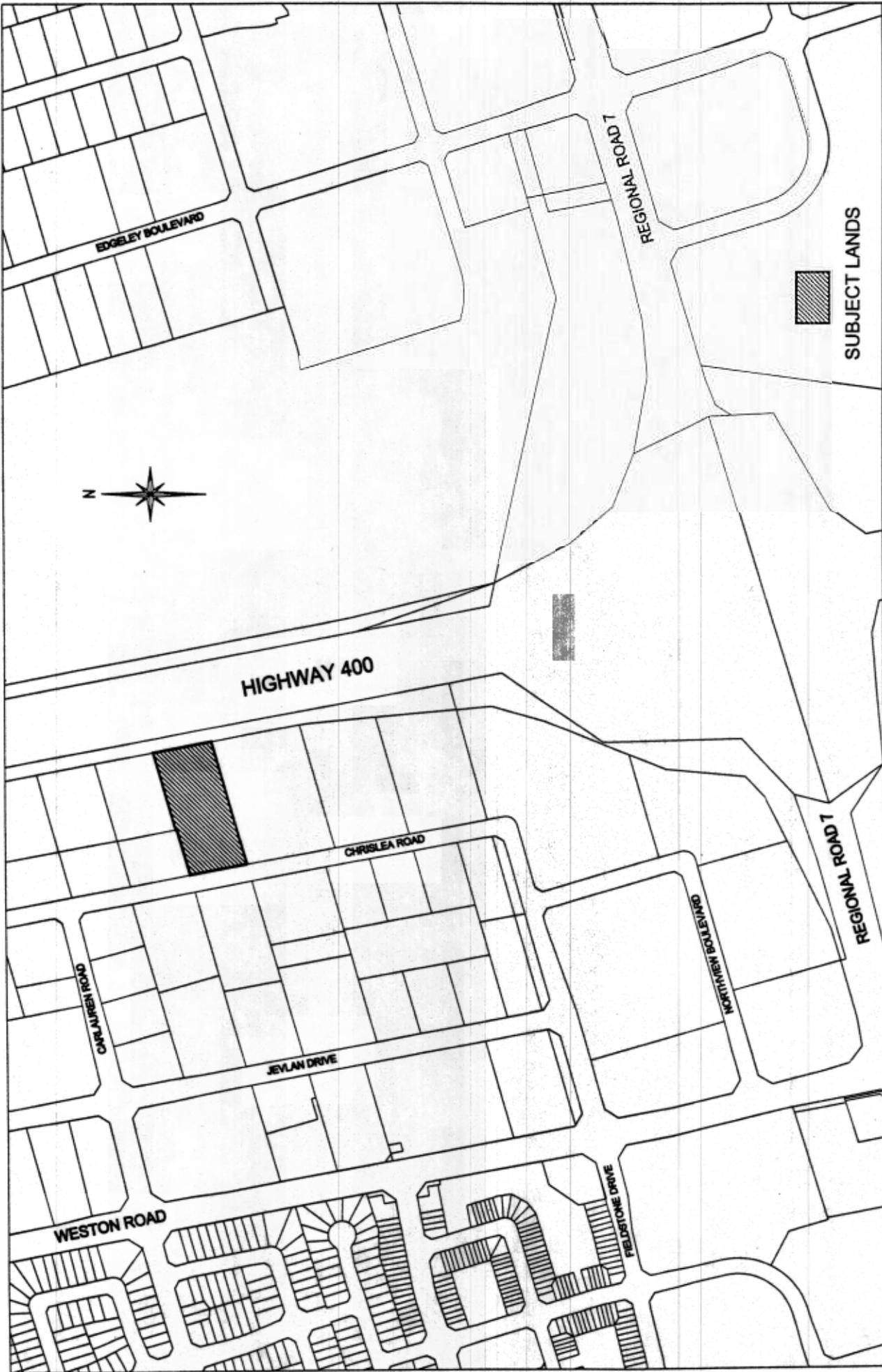
Andrea Egizii, Planner 1, ext. 8215
Grant A. Uyeyama, Senior Planner, ext. 8635
Marco Ramunno, Manager, Development Planning, ext. 8485

Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

/LG



Attachment **1**

FILE No.:
DA.02.083
December 23, 2002
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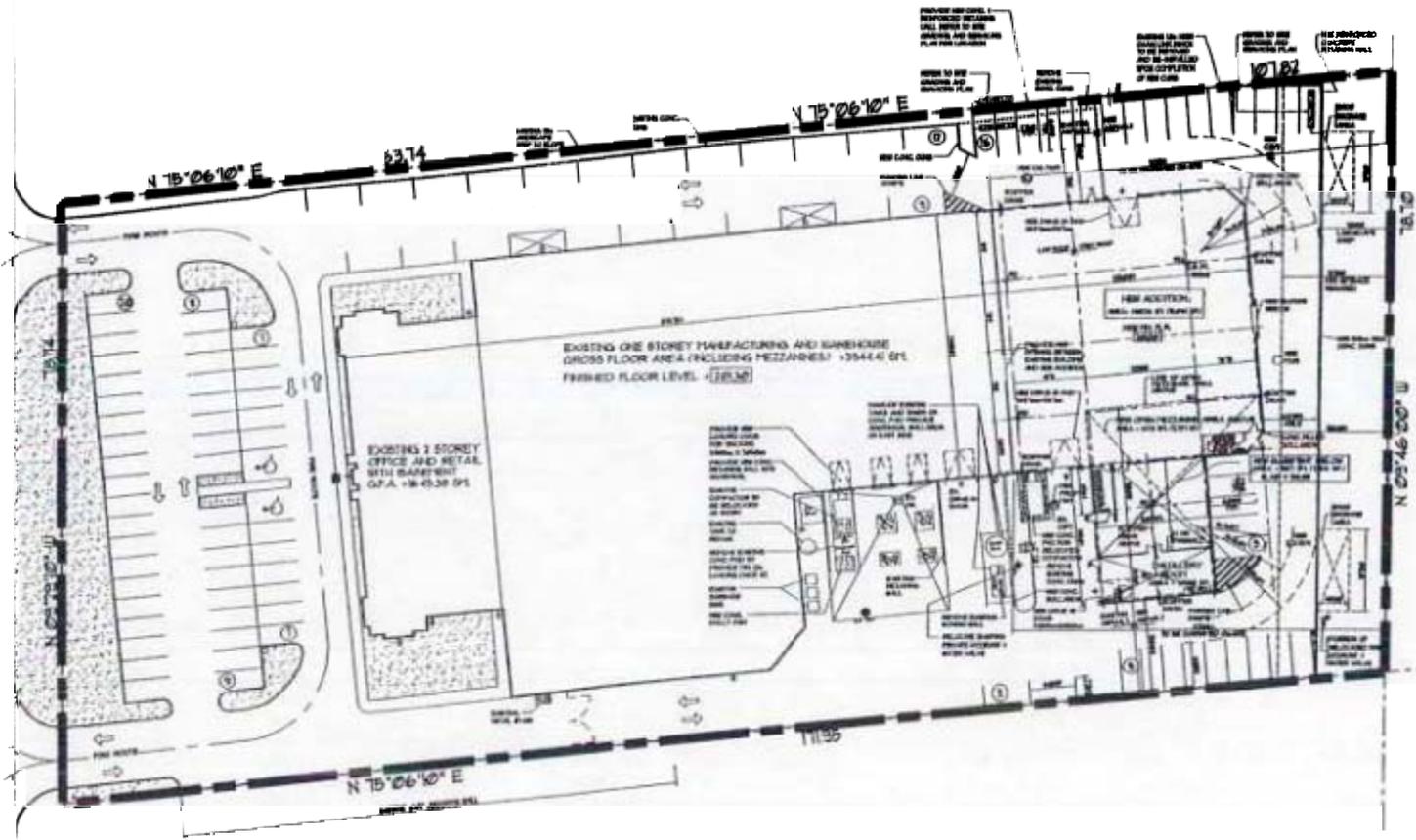
City of Vaughan

Community Planning Department

Location Map

Part of Lot 8,
Concession 5
APPLICANT:
FESTA JUICE CO. LTD.

ZONING AND SITE SUMMARY:		BUILDING DATA:		PARKING DATA:	
LOT AREA	3463.08 SQ FT	EXISTING BARRIMENT	78,696 SQ FT	PLANT AREA	18 SPACES PER 1000 SQ FT
BUILDING AREA	3329.57 SQ FT	EXISTING RETAIL/OFFICE	78,696 SQ FT	(300526-448276) x 15400 = 6128 SPACES	
EXISTING BUILDING AREA (GROUND FLOOR ONLY)	148126 SQ FT	EXISTING PLANT	3329.56 SQ FT	RETAIL/OFFICE AREA: 2.0 SPACES PER 100 SQ FT	
NEW ADDITION AREA (GROUND FLOOR ONLY)	189330 SQ FT	EXISTING OFFICE (2nd FLOOR)	78,734 SQ FT	(716,06-89336) x 24000 = 1836 SPACES	
TOTAL FOOTPRINT AREA	3329.57 SQ FT	EXISTING OPEN MEZZANINE (PLANT)	59,687 SQ FT	EXISTING BARRIMENT AREA: 18 SPACES PER 1000 SQ FT	
LOT COVERAGE	3463.08 SQ FT = 35.88%	EXISTING ENCLOSED MEZZANINE (OFFICE)	84,448 SQ FT	(706,06) x 15400 = 1085 SPACES	
PAVED AREA	440822 SQ FT = 47.87%	NEW PLANT AREA (INCL. DISTILLERY FRT. AREA)	148126 SQ FT	TOTAL REQUIRED PARKING SPACES	1849 (18) SPACES
LANDSCAPED AREA	3066.8 SQ FT = 23.3%	NEW BARRIMENT AREA (STORAGE ONLY)	817 SQ FT	TOTAL PROVIDED PARKING SPACES	81 EXISTING SPACES 25 NEW SPACES
		NEW OPEN MEZZANINE AREA (OFFICE)	3473 SQ FT	TOTAL NEW SPACES	
		TOTAL G.P.A. (INCL. NEW BARRIMENT AREA)	109,925 SQ FT		



CHRISLEA BLYD.

KING'S HIGHWAY No. 400

SUBJECT LANDS

Site Plan

Part of Lot 8,
Concession 5

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FESTA JUICE CO. LTD.



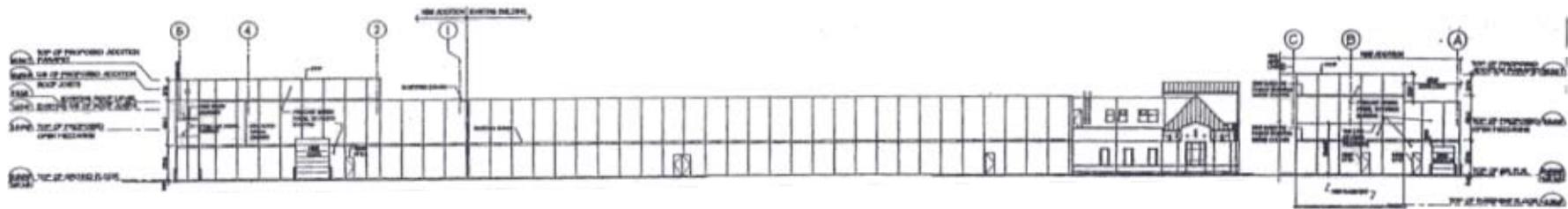
Community Planning Department

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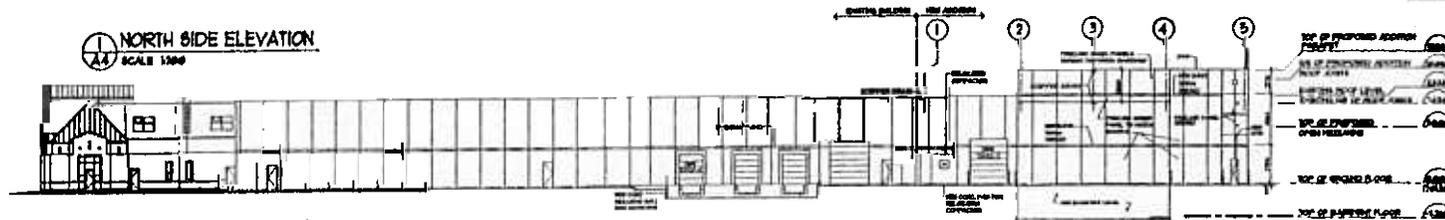
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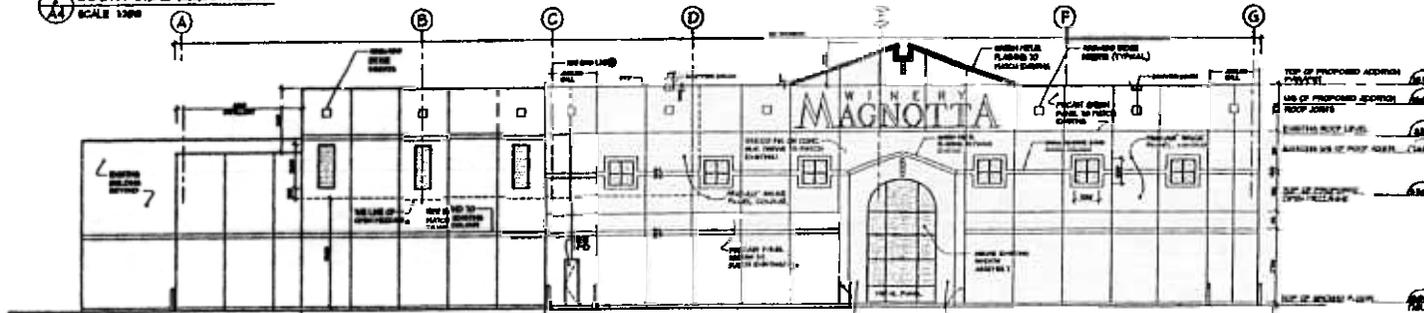


1 NORTH SIDE ELEVATION
SCALE 1/8" = 1'-0"

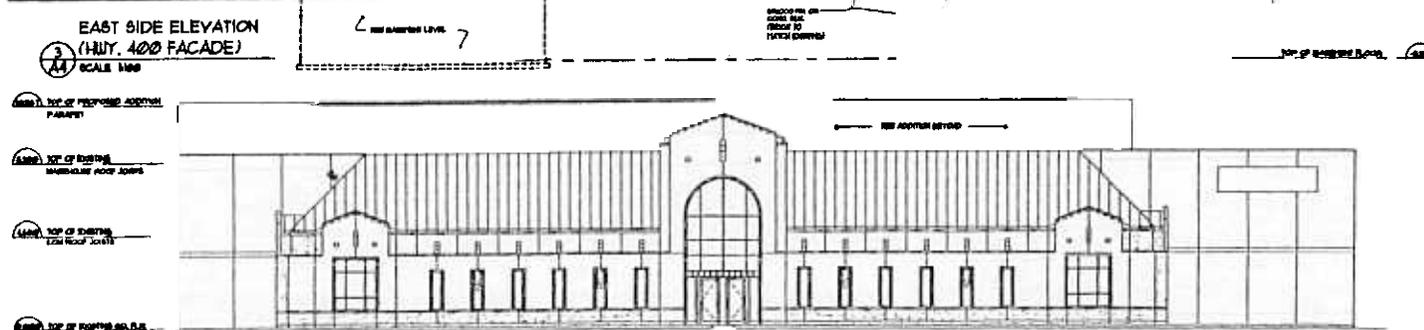


2 WEST ELEVATION
(NEW ADDITION AREA ONLY)
SCALE 1/8" = 1'-0"

3 SOUTH SIDE ELEVATION
SCALE 1/8" = 1'-0"



4 EAST SIDE ELEVATION
(Hwy. 400 FACADE)
SCALE 1/8" = 1'-0"



5 WEST SIDE ELEVATION (CHRISLEA STREET FACADE - NO CHANGE)
SCALE 1/8" = 1'-0"



Elevations

Part of Lot 8,
Concession 5

APPLICANT:
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