

COMMITTEE OF THE WHOLE JANUARY 5, 2004

SITE DEVELOPMENT FILE DA.03.064 **GOTTARDO CONSTRUCTION LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.03.064 (Gottardo Construction Limited) BE APPROVED.

Purpose

On October 17, 2003, the Owner submitted a Site Development Application for a 23,245m². industrial building, on a 3.78 ha lot.

Background - Analysis and Options

The site is located on the north side of Racco Parkway (backing onto Highway 407), being Part of Block 3, Plan 65M-3531, in Lots 8 and 9, Concession 2, City of Vaughan.

A majority of the building will be devoted to warehouse use, which is rectangular-shaped and is 9.6m high. The loading area is located along the west side of the building. A 557m² office is located at the southwest corner of the building, and consists of a series of tinted glazed windows and white precast panels. The main entrance faces Racco Parkway. A roof-top mechanical screen is proposed above the office. The lower portion of the warehouse consists of white smooth precast panels, with the upper portion comprising vertically ribbed, white precast panels, with vertical panels of tinted glazed and spandrel windows at the corners of the building and at locations along all sides of the building. A sign with individual lettering is proposed on the north wall facing Highway 407.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of OPA 600.

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. Building Elevations

Report prepared by:

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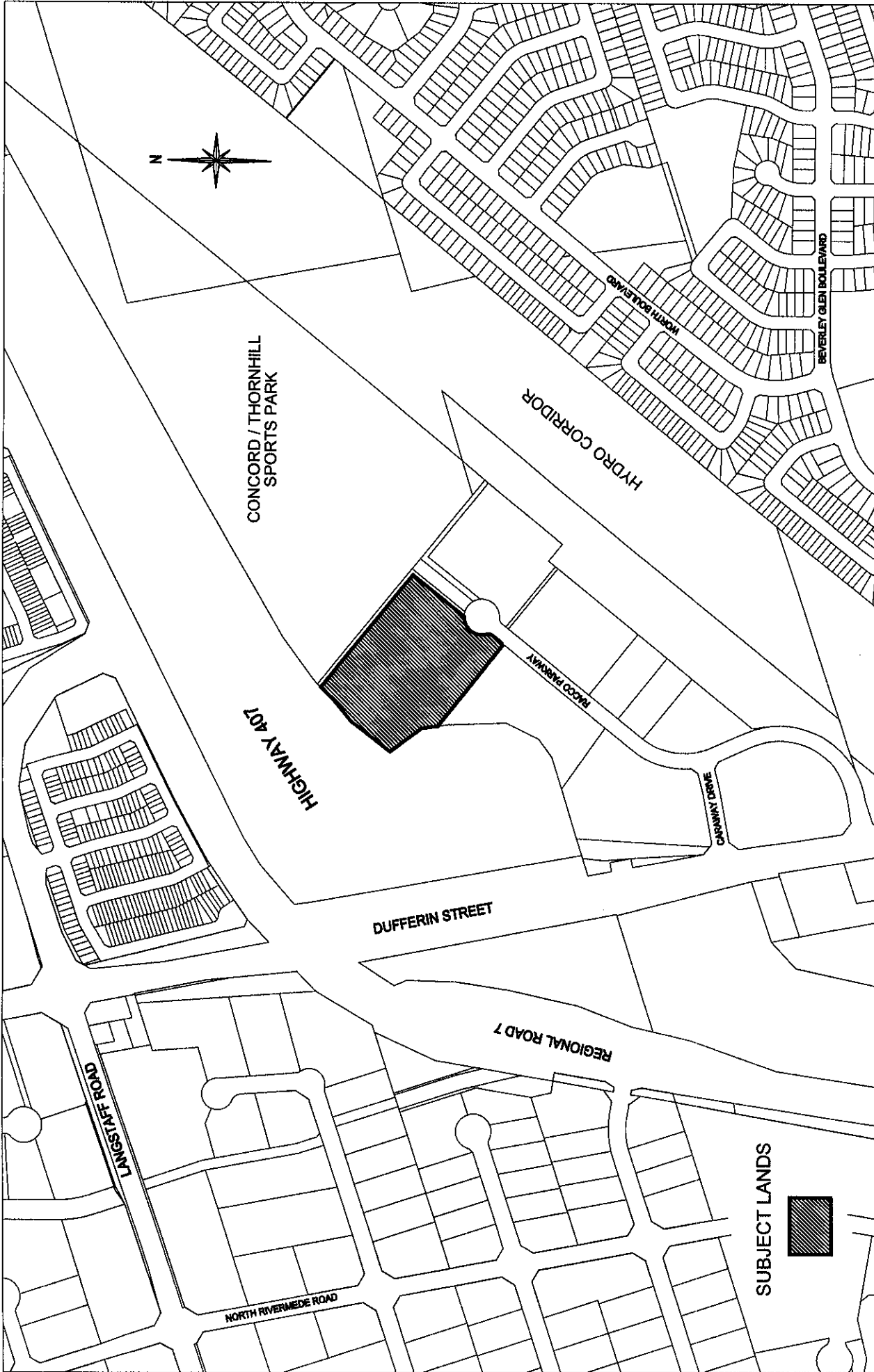
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Lots 8 & 9,
Concession 2

APPLICANT:
GOTTARDO CONSTRUCTION
LIMITED



Community Planning Department

Attachment

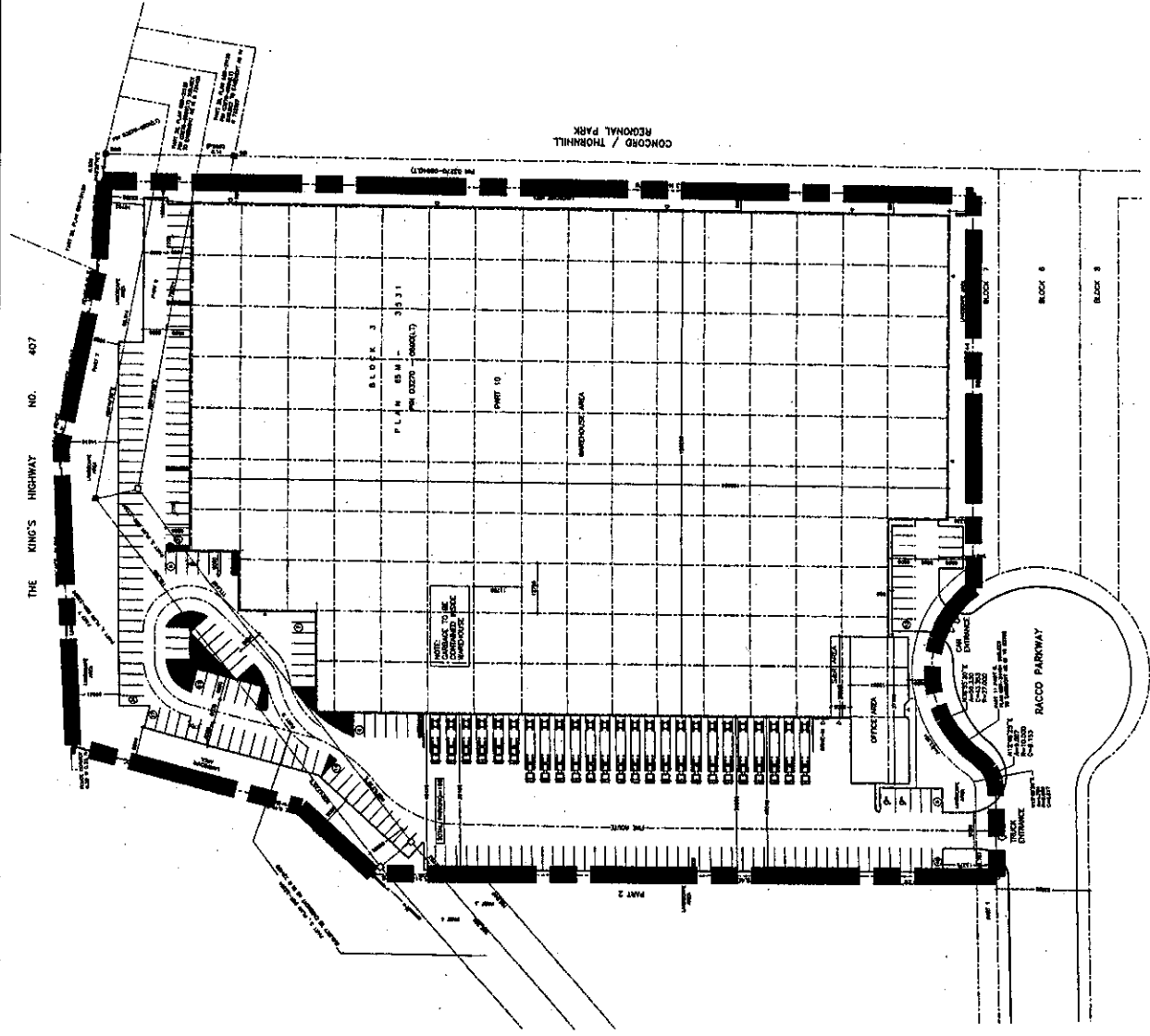


FILE No.:
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Not to Scale

December 8, 2003

THE KING'S HIGHWAY NO. 407



SUBJECT LANDS

Site Plan

Lots 8 & 9,
Concession 2

APPLICANT:
**GOTTARDO CONSTRUCTION
LIMITED**



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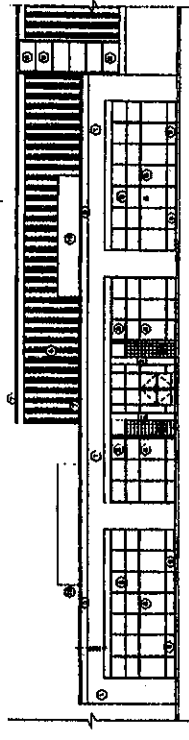
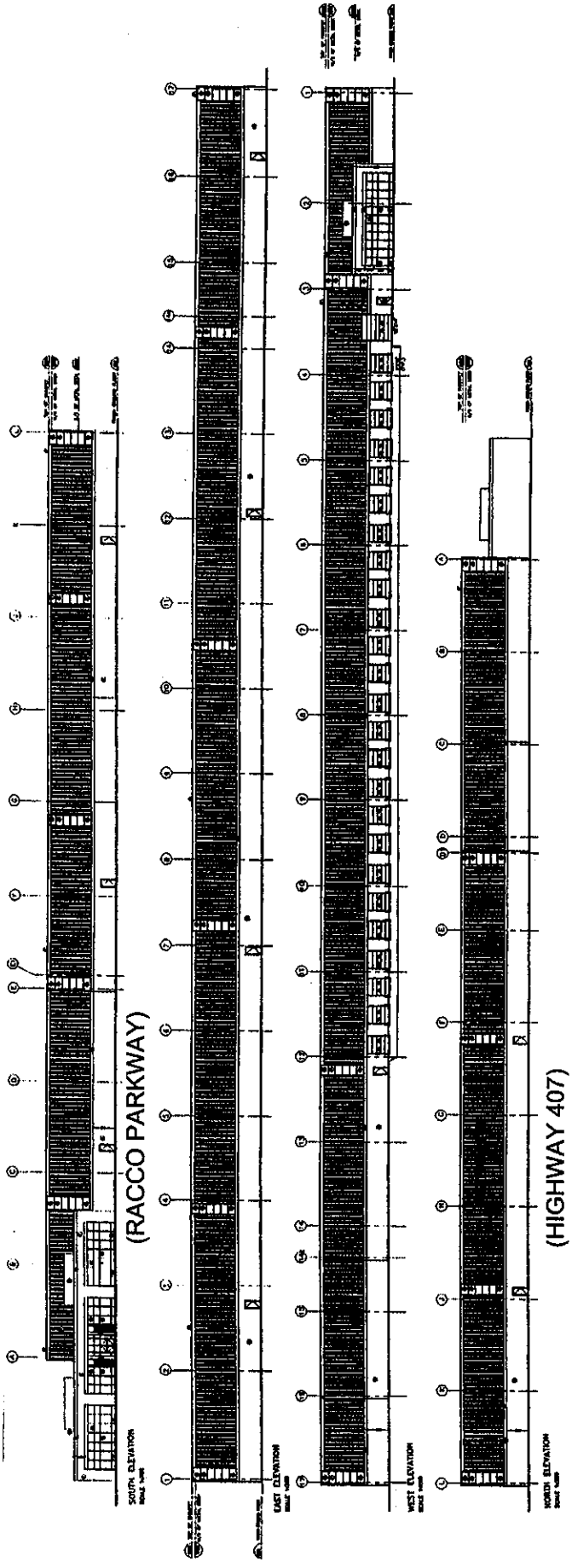
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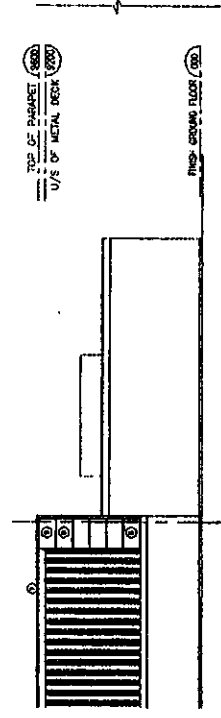
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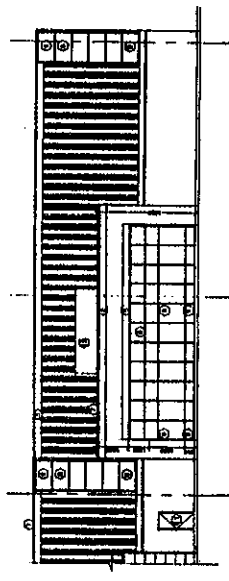
December 8, 2003



SOUTH ELEVATION - OFFICE PORTION
SCALE 1:125



WEST ELEVATION - OFFICE PORTION
SCALE 1:125



NORTH ELEVATION - OFFICE PORTION
SCALE 1:125

Elevation Plan

Lots 8 & 9,
Concession 2
APPLICANT:
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Attachment 3
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