

COMMITTEE OF THE WHOLE JANUARY 19, 2004

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

(Referred from the Council meeting of January 12, 2004)

Council, at its meeting of January 12, 2004, adopted the following:

- 1) That this matter be referred to the Committee of the Whole meeting of January 19, 2004 to allow an opportunity for staff, the Local Councillor and the Ward 4 Sub-Committee to meet with the applicant to address the concerns raised;
- 2) That the following deputations be received:
 - a) Mr. Nino Rico, Nino Rico Inc. Architect, 201 Spinnaker Way, Unit 10, Concord, L4K 4C1, on behalf of the applicant; and
 - b) Mr. Mario Racco, 21 Checker Court, Thornhill, L4J 5X4; and
- 3) That the colour rendering of the site plan submitted by the applicant, be received.

Report of the Commissioner of Planning, dated January 5, 2004:

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

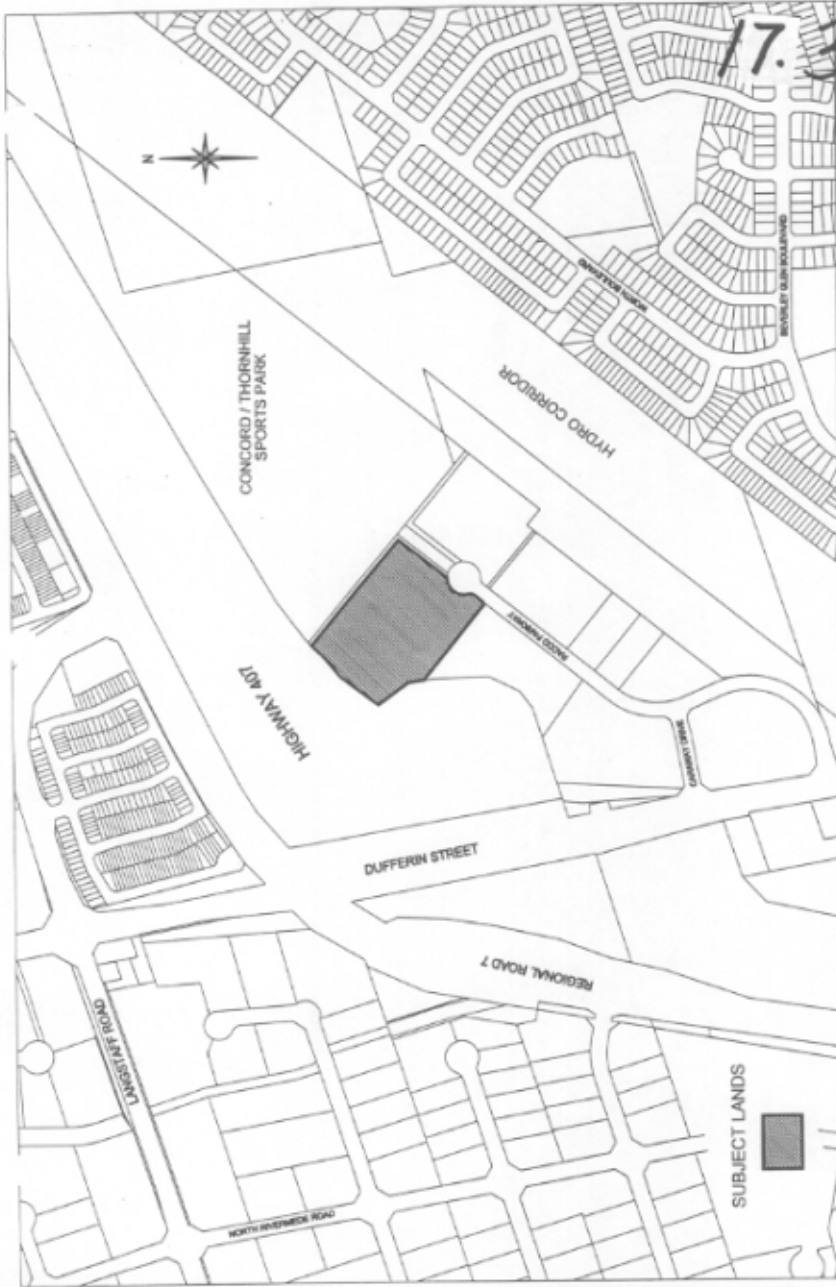
Report prepared by:

Duncan MacAskill, Planner, ext. 8017

Grant A. Uyeyama, Senior Planner, ext 8635

Marco Ramunno, Manager of Development Planning, ext. 8485

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Attachment 1
 FILE No.: DA.03.064
 Not to Scale
 December 8, 2003

City of **Vaughan**

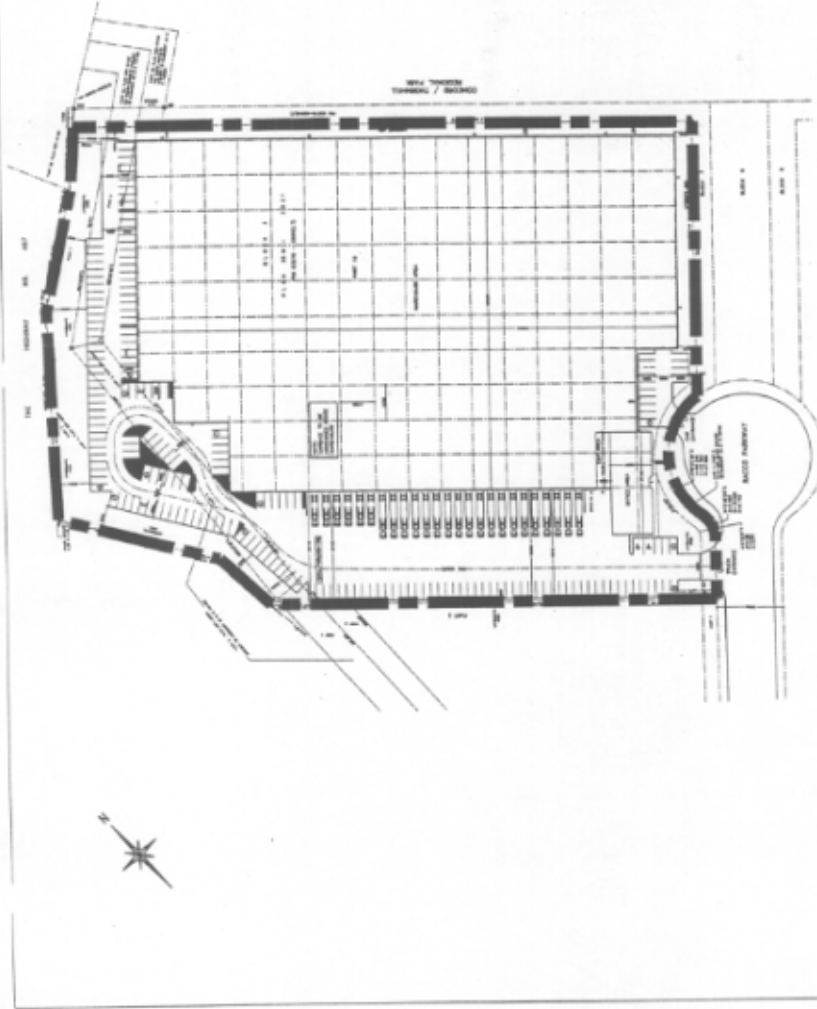
Community Planning Department

Location Map

Lots 8 & 9,
 Concession 2
 APPLICANT:
 GOTTARDO CONSTRUCTION
 LIMITED

VAUGHAN PLANNING DEPARTMENT

17.4



Attachment 2
 FILE No.:
 DA.03.064
 Not to Scale
 December 8, 2003

City of
Vaughan

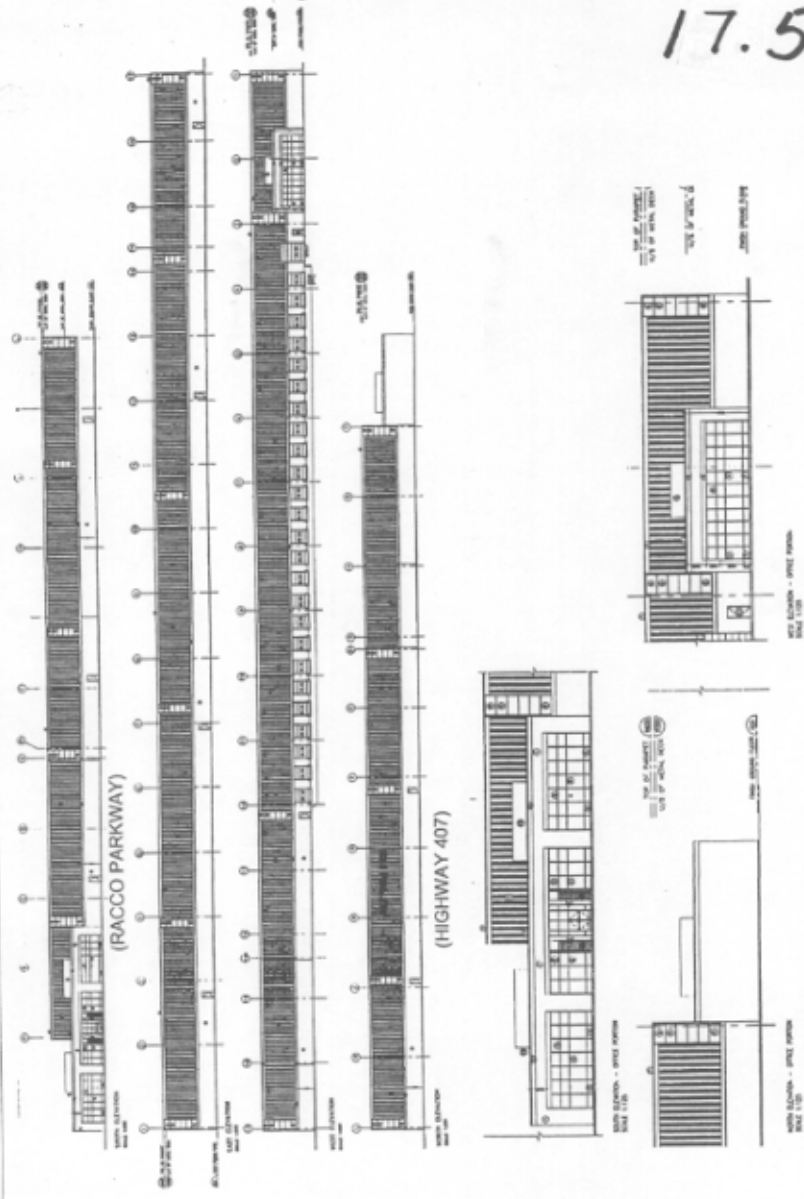
Community Planning Department

Site Plan

Lots 8 & 9,
 Concession 2
 APPLICANT:
 GOTTARDO CONSTRUCTION
 LIMITED

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Attachment 3

FILE No.:
DA/03.064

Not to Scale
December 6, 2003

City of
Vaughan

Community Planning Department

Elevation Plan

Lots 8 & 9,
Concession 2

APPLICANT:
GOTTARDO CONSTRUCTION
LIMITED

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