

COMMITTEE OF THE WHOLE APRIL 19, 2004

SITE DEVELOPMENT FILE DA.04.013 **MUZZO BROTHERS GROUP INC.**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development Application DA.04.013 (Muzzo Brothers Group Inc.) BE APPROVED.

Purpose

On February 27, 2004, the Owner submitted a Site Development Application for a 6,110m² industrial building, including 1,524m² of office space on a 3.54 ha site.

Background - Analysis and Options

The site is located on the east side of Keele Street, north of Teston Road, being Parts 13-16 on Plan 65R-25610, in Lots 26 and 27, Concession 3, City of Vaughan.

The subject property is designated "Prestige Industrial" by OPA #332 and zoned M1 Restricted Industrial Zone by By-law 1-88, as amended by site-specific By-law 160-2003. The Official Plan and Zoning By-law permit the proposed use.

The two-storey, (8.9m high) 6,110m² building is designed with the main entrance and a canopy facing Keele Street. The primary building materials consist of double glazed windows in an aluminum frame, and architectural precast panels with a white aggregate finish. The main Keele Street elevation includes two rows of windows which wrap around the south and north elevations for the front office portion of the building. Windows are provided on the upper level of the south and north elevations for the warehouse portion of the building. Prefinished metal loading doors are along the east and north elevations. Two smooth recessed bands in the precast panels are shown along the north, south and east elevations. The roofline is flat, and the roof-top mechanical equipment will be screened by an opaque metal screen.

Relationship to Vaughan Vision 2007

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

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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Arto Tikiryan, Senior Planner, ext. 8212

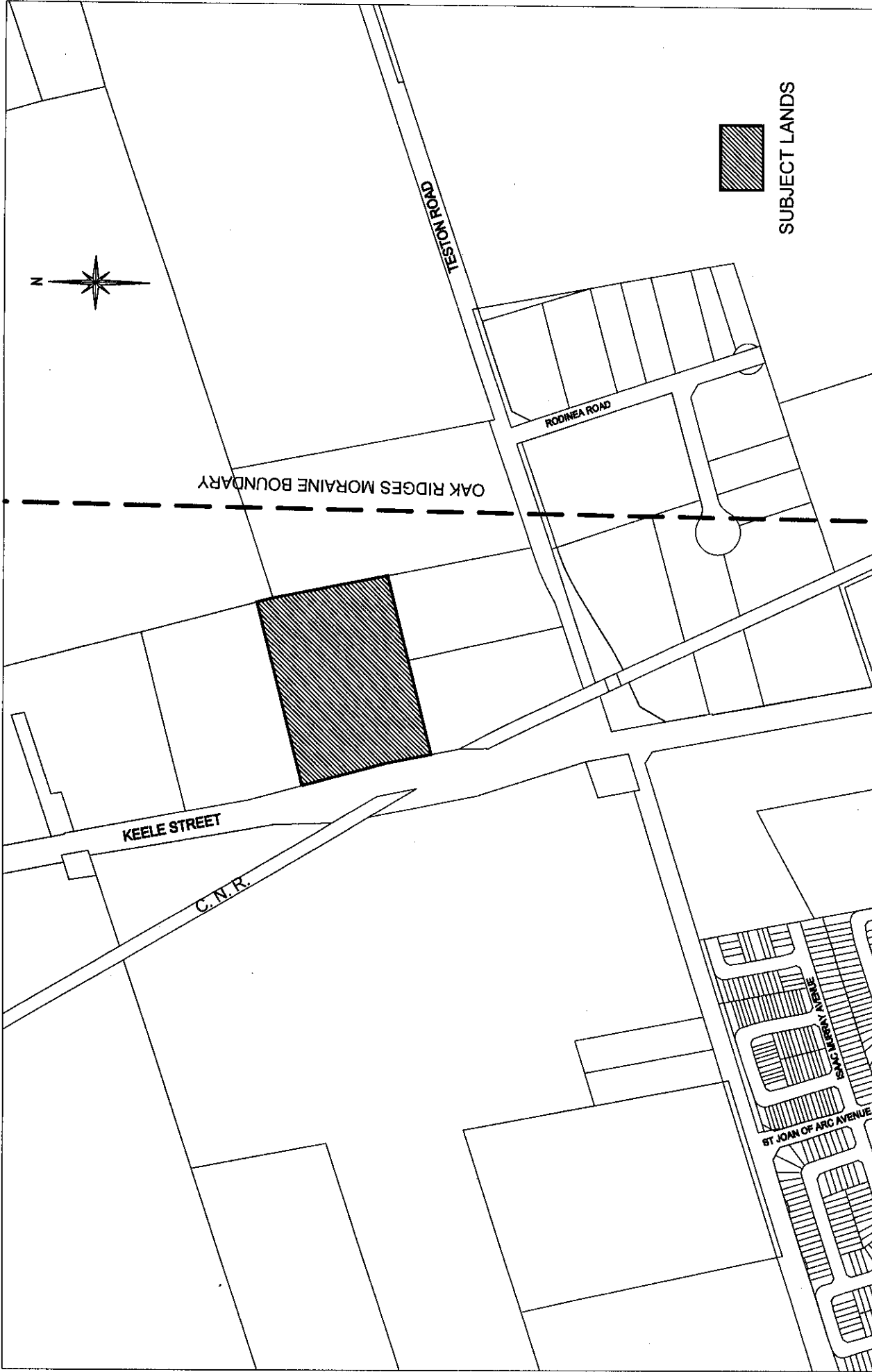
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Services

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Location Map

Lots 26 & 27,
Concession 3

APPLICANT:
MUZZO BROTHERS GROUP INC.



Community Planning Department

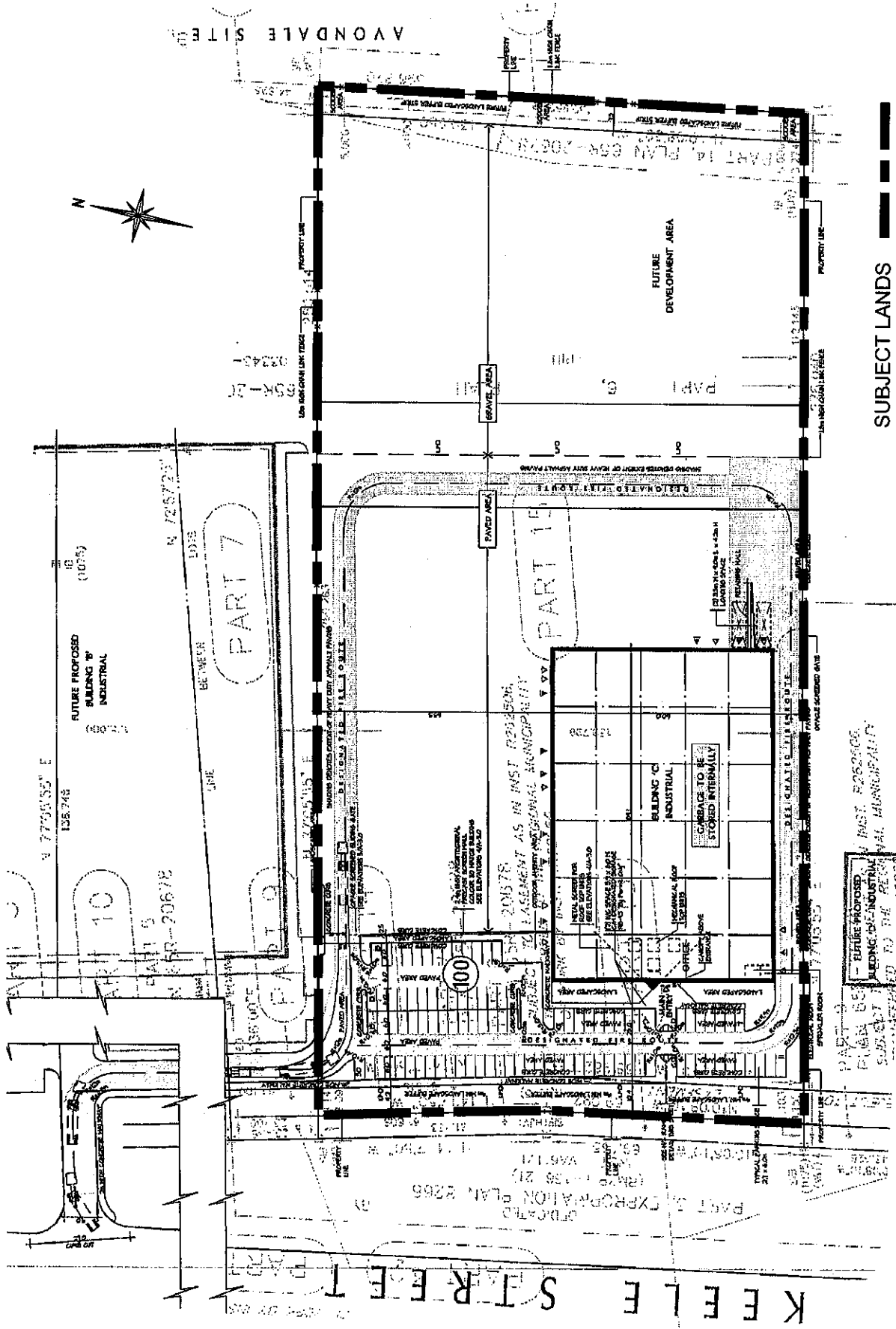
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FILE No.:
DA.04.013

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April 6, 2004



SUBJECT LANDS



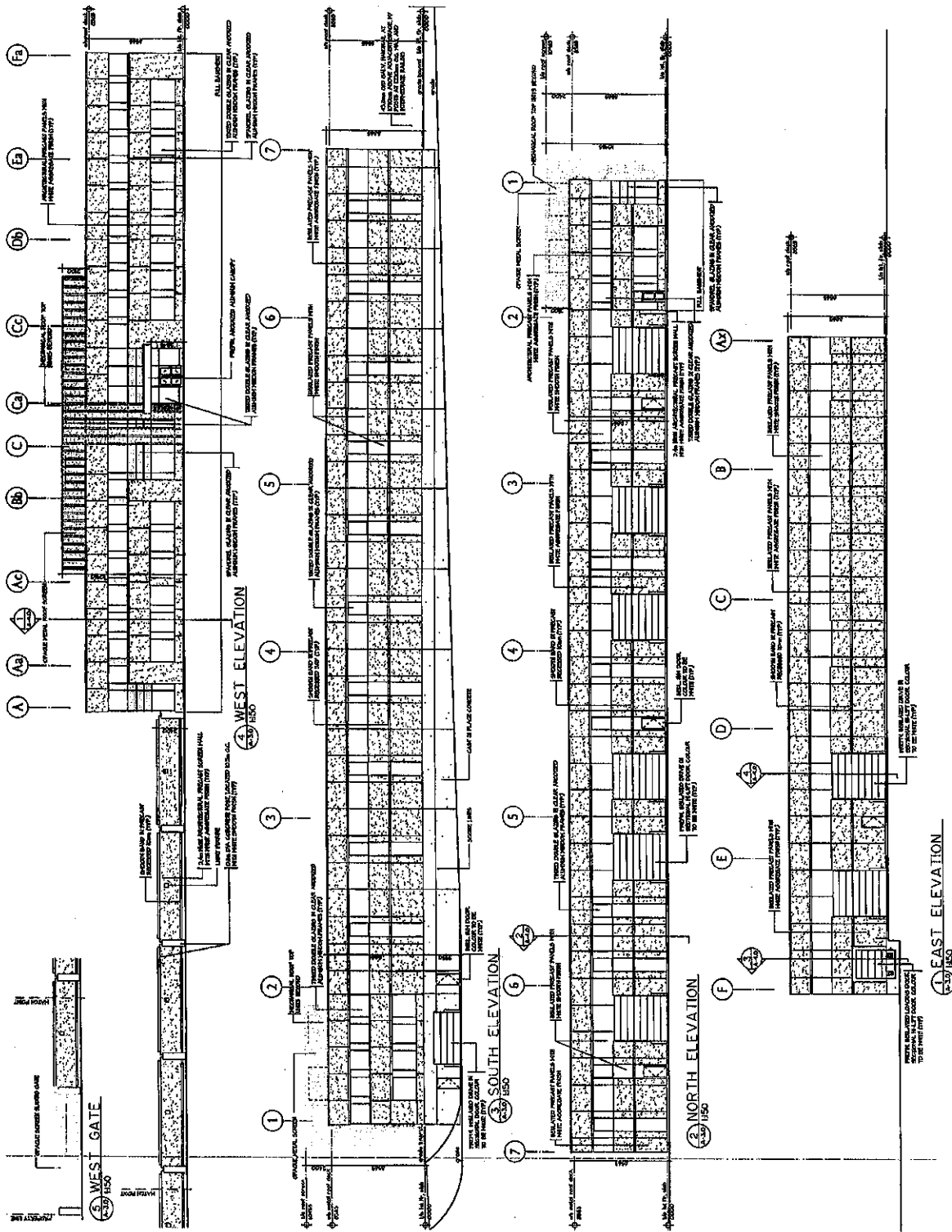
Attachment 2

FILE No.:
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City of Vaughan Community Planning Department

Site Plan
Lots 26 & 27,
Concession 3
APPLICANT:
MUZZO BROTHERS GROUP INC.

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Elevation Plan
 Lots 26 & 27,
 Concession 3
 APPLICANT:
 MUZZO BROTHERS GROUP INC.

City of
Vaughan
 Community Planning Department

Attachment 3
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