

COMMITTEE OF THE WHOLE JUNE 8, 2005

**SITE DEVELOPMENT FILE DA.05.005
MONTECASSINO LIMITED**

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.005 (Montecassino Limited) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

The Owner has submitted a Site Development Application to permit a 3676.11m² single-storey multi-unit industrial building on a 1.327 ha lot.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the southeast corner of Weston Road and Carlauren Road, being Lot 6 on Plan 65M-2589 (31 Carlauren), in Part of Lot 8, Concession 5, City of Vaughan.

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan) and zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

The irregular-shaped building will be constructed to a height of 6.7m, with the peaked architectural feature above the unit entrances facing Weston Road increasing the height to 8.59m. The building materials consist of smooth and aggregate white precast concrete panels, and grey spandrel and glazed glass windows. The primary façade is located on the west elevation, facing Weston Road, and is designed with lower and upper level windows, multiple glass unit doors, framed with aggregate precast panels and a peaked roofline above. The northeast, northwest and southwest corners of the building consists of a double door entry, framed with smooth precast panels, with an arch-shaped spandrel window feature above.

The remaining three exterior facades are of similar design and consist of first floor glazed windows, framed in smooth precast panels, with a series of rectangular-shaped architectural features above, and multiple individual unit entrances. A total of 23 man-doors are located within the interior courtyard. The roof-top mechanical equipment on the building is screened from the view of the streets.

Relationship to Vaughan Vision 2007

This report is consistent with Vaughan Vision 2007, particularly priority "A-5", "Plan and Manage Growth."

Conclusion

Staff are satisfied with the proposed elevations for the multi-unit industrial building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan (Exterior)
- 3a) Elevation Plan (Interior Courtyard)

Report prepared by:

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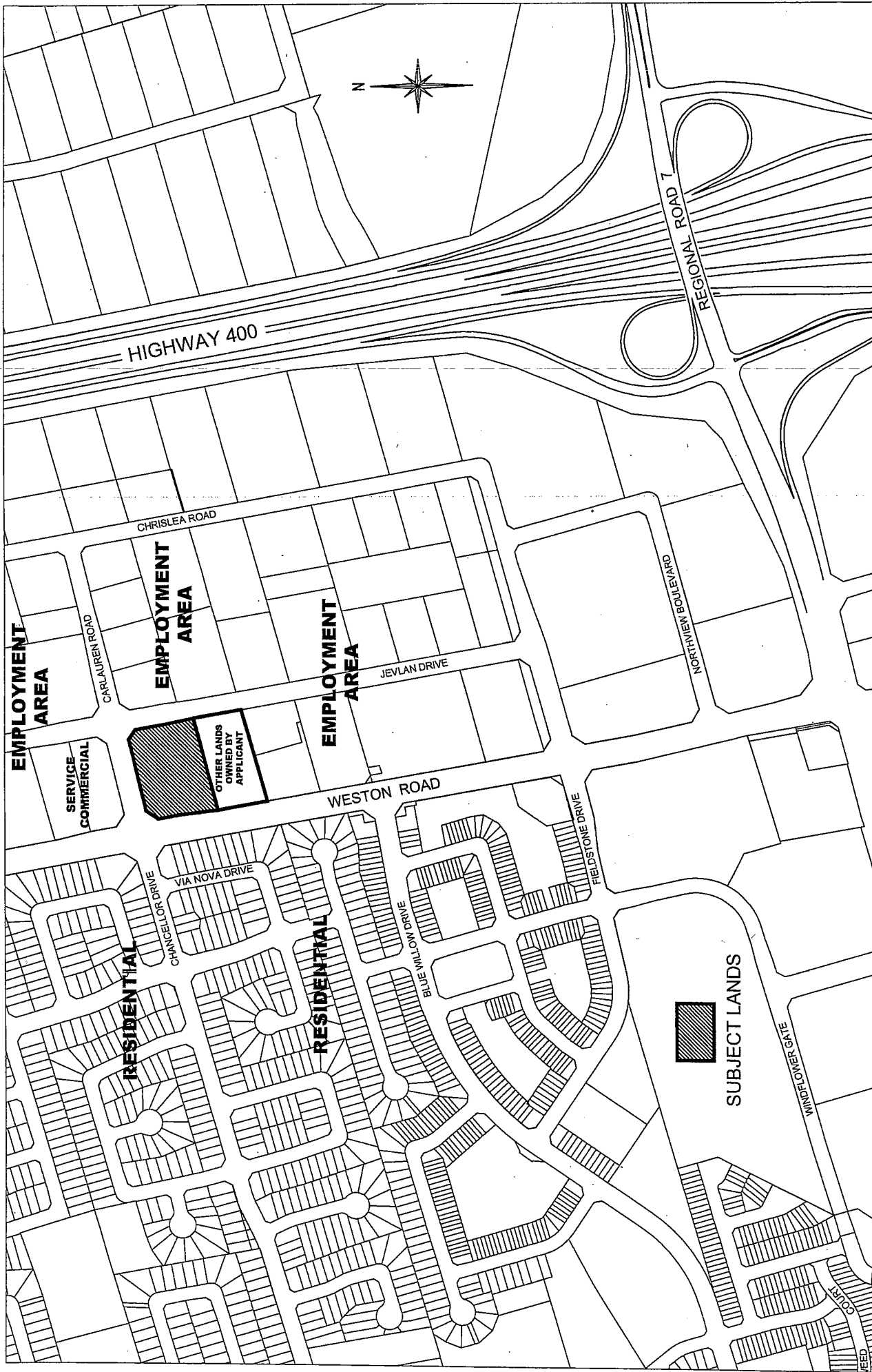
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

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Attachment
 FILE No.: DA.05.005
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 May 16, 2005

CITY of Vaughan

Development Planning Department

Location Map

Part Lot 8,
 Concession 5
 APPLICANT:
 MONTECASSINO LIMITED
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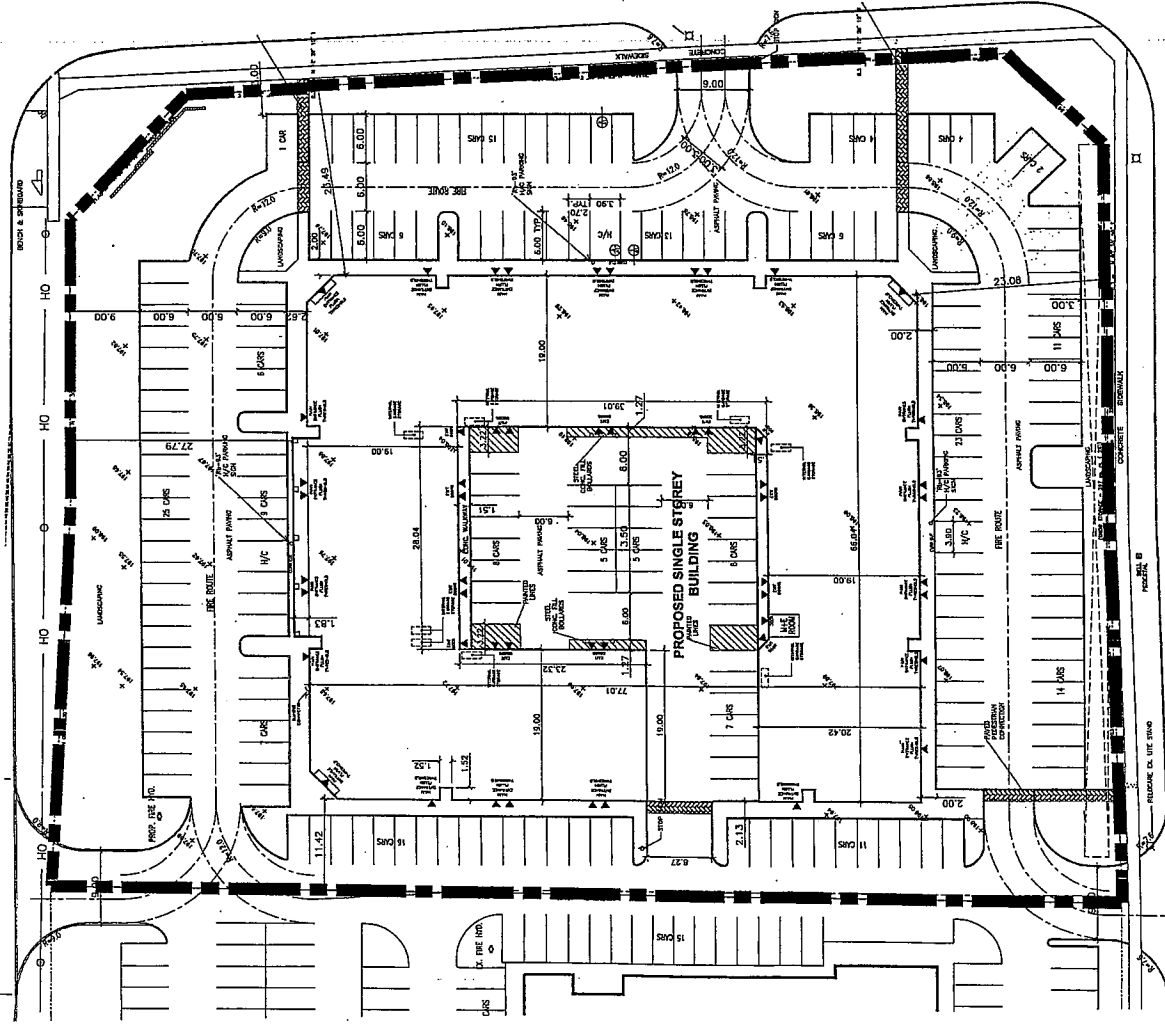


SUBJECT LANDS

CARLAUREN ROAD

WESTON ROAD

JEVLAN DRIVE

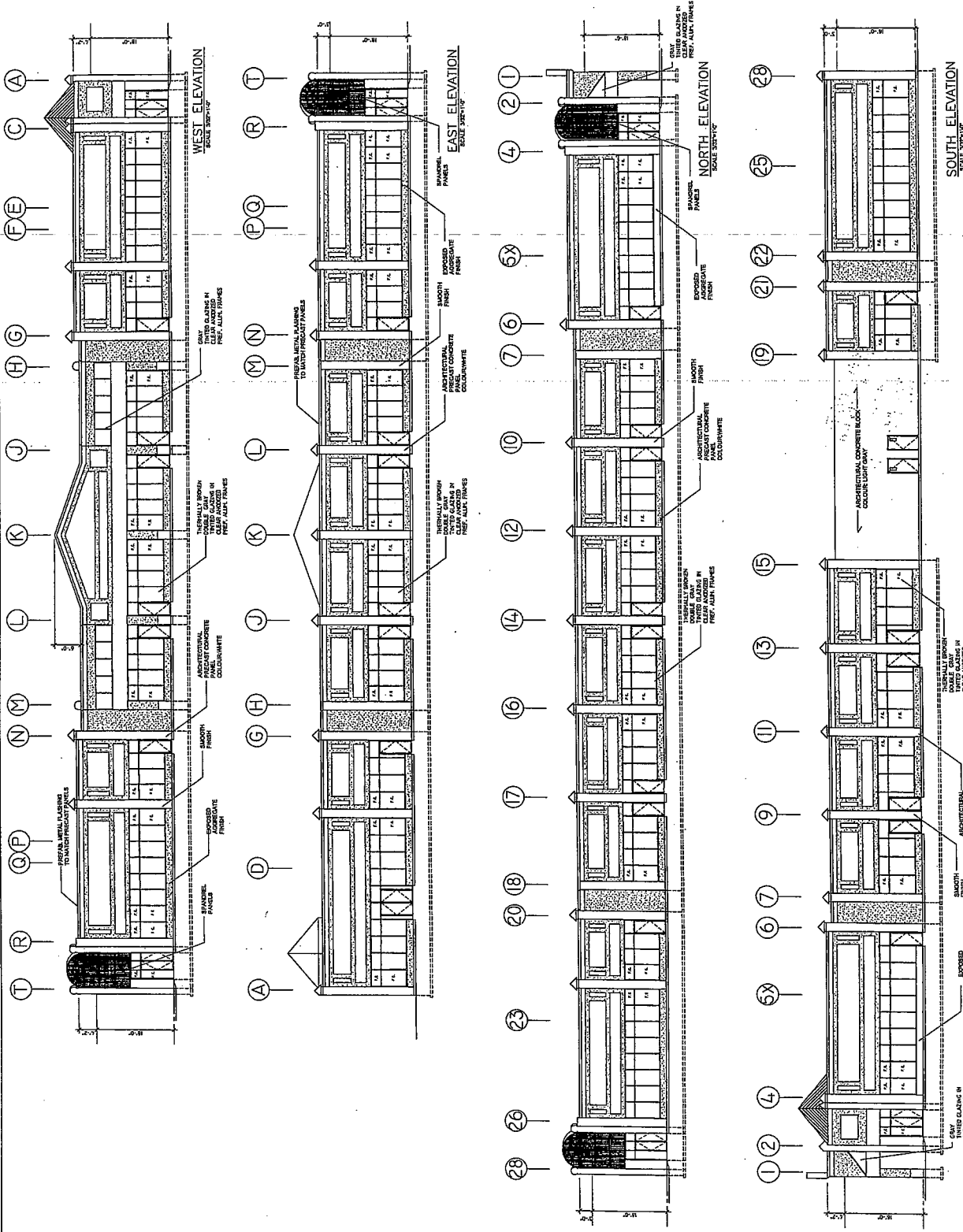


Attachment 2
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May 16, 2005



Development Planning Department

Site Plan
Part Lot 8,
Concession 5
APPLICANT:
MONTECASSINO LIMITED
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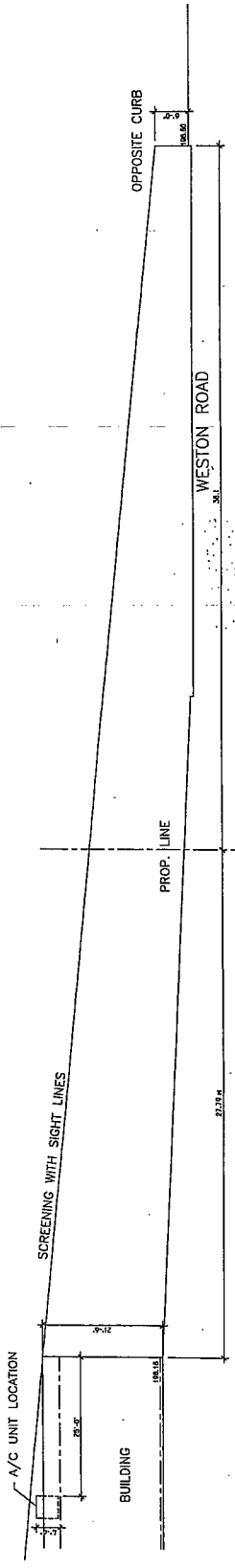
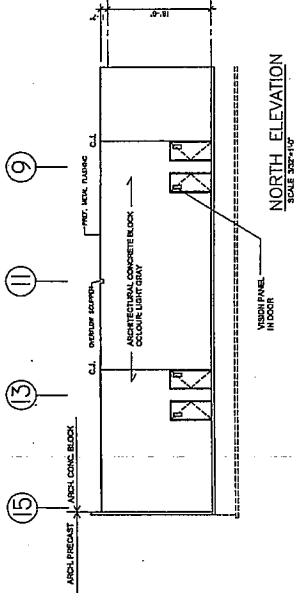
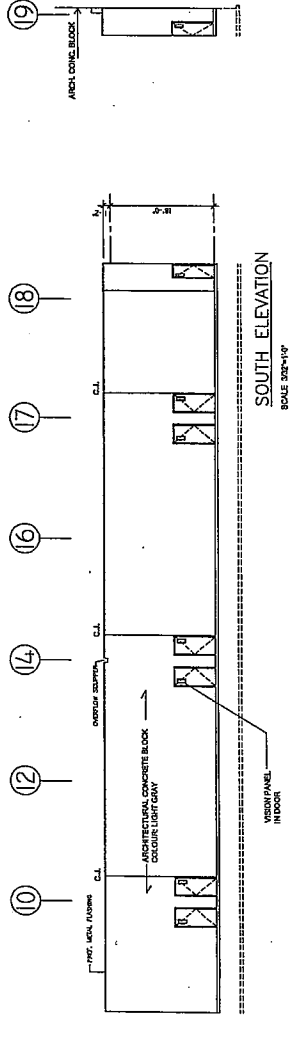
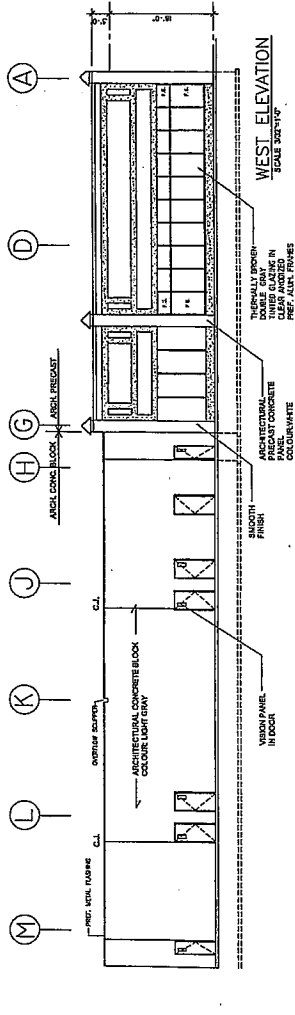
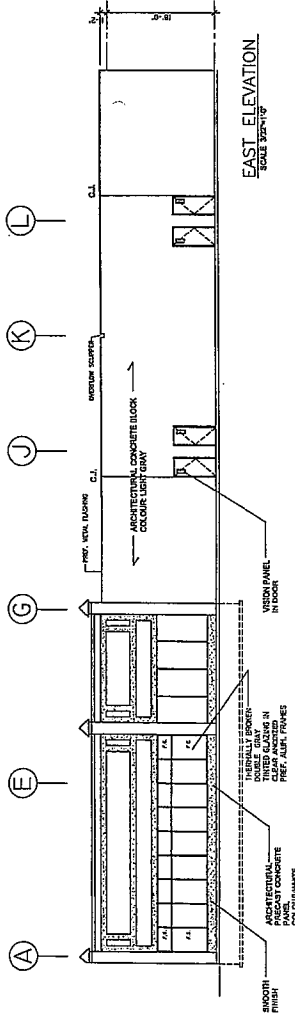
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Exterior Elevations

Part Lot 8,
 Concession 5
 APPLICANT:
 MONTECASSINO LIMITED
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SCREENING FOR TOP MECHANICAL UNITS
SCALE 3/8\"/>

Courtyard Elevations

Part Lot 8,
Concession 5
APPLICANT:
MONTECASSINO LIMITED
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Attachment 3a

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