

COMMITTEE OF THE WHOLE MARCH 5, 2007

SITE DEVELOPMENT FILE DA.4.91 (Revised)
I & M PANDOLFO HOLDINGS INC. IN TRUST

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations for Site Development File DA.4.91 (I and M Pandolfo Holdings Inc. In Trust) BE APPROVED.

Economic Impact

There are no requirements for new funding associated with this report.

Communication Plan

N/A

Purpose

The Owner has submitted a Site Development Application to reface the existing north, south and west elevations of the existing banquet hall (Paradise Banquet Hall) located on Attachment #2, and to add a new covered concrete porch and stairs located at the rear of the building (south elevation). The proposed building elevations, which are required to be approved by Council are shown on Attachments #3 and #4.

Background - Analysis and Options

The subject lands (Attachment #1) are located on the southeast corner of Doughton Road and Jane Street, (7601 Jane Street), Part of Lot 5, Concession 4, City of Vaughan.

The subject tablelands are designated "Corporate Centre District" by OPA #500 (Vaughan Corporate Centre Secondary Plan), and zoned EM1 Prestige Employment Area Zone by By-law 1-88, subject to site-specific Exception 9(403). The proposed development conforms and complies with the Official Plan and Zoning By-law, respectively.

The building elevations shown on Attachments #3 and #4 attempt to emulate a baroque or victorian style architecture with turret and ornate detailing. The proposed building is generally 7.5 in height, with the turret measured to the mid-point of the roof-line being 13m and in accordance with the maximum building height of 15m in By-law 1-88. The building will be refaced with cream coloured stucco and beige brick, with brown asphalt shingles along the new parapet roof which is proposed along the north, west and south elevations and incorporates a number of false dormers as part of the roof-line. The primary façade is the west elevation (Jane Street) and incorporates two main entrances. A new covered concrete entrance porch is also proposed along the south elevation (Attachment #4). The existing entrances along the north elevation are to remain. There is no change to the existing east elevation, which faces and industrial building.

The north west and south elevations are similar in design and utilize similar materials for consistency in colour and design.

Relationship to Vaughan Vision 2007

This report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the existing banquet hall building, which reflects a refacing of the north, south and west facades.

Attachments

1. Location Map
2. Site Plan
3. North and West Elevations
4. South Elevation/Partial West Elevation

Report prepared by:

Arto Tikiryan, Senior Planner, ext. 8212

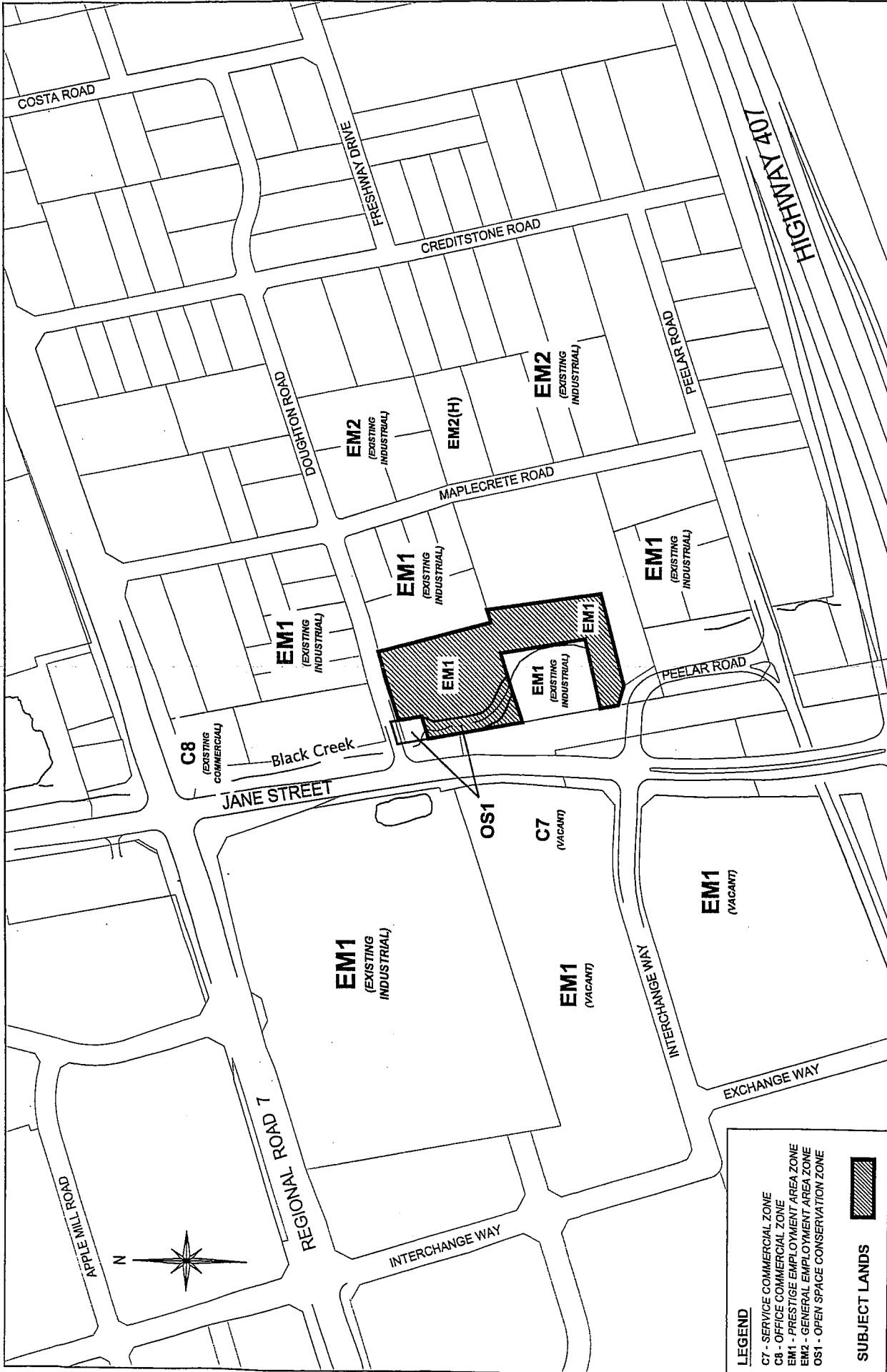
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/LG



LEGEND

- C7 - SERVICE COMMERCIAL ZONE
- C8 - OFFICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS



Location Map

Part Lot 5,
Concession 4

APPLICANT:
I & M PANDOLFO HOLDINGS
IN TRUST

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Development Planning Department

Attachment

FILE No.:
DA.4.91 REVISED

Not to Scale
February 12, 2007



DOUGHTON ROAD

INDUSTRIAL BUILDING

JANE STREET

PROPOSED LOCATION OF
NEW COVERED CONCRETE
ENTRANCE PORCH

VALLEY

TABLELAND

EXISTING BUILDING

VACANT



— — — — —
SUBJECT LANDS

NOTE:

PROPOSED REFACING OF
NORTH, SOUTH AND WEST
ELEVATIONS (NO CHANGE
TO EAST FACADE)

Site Plan

Part Lot 5,
Concession 4

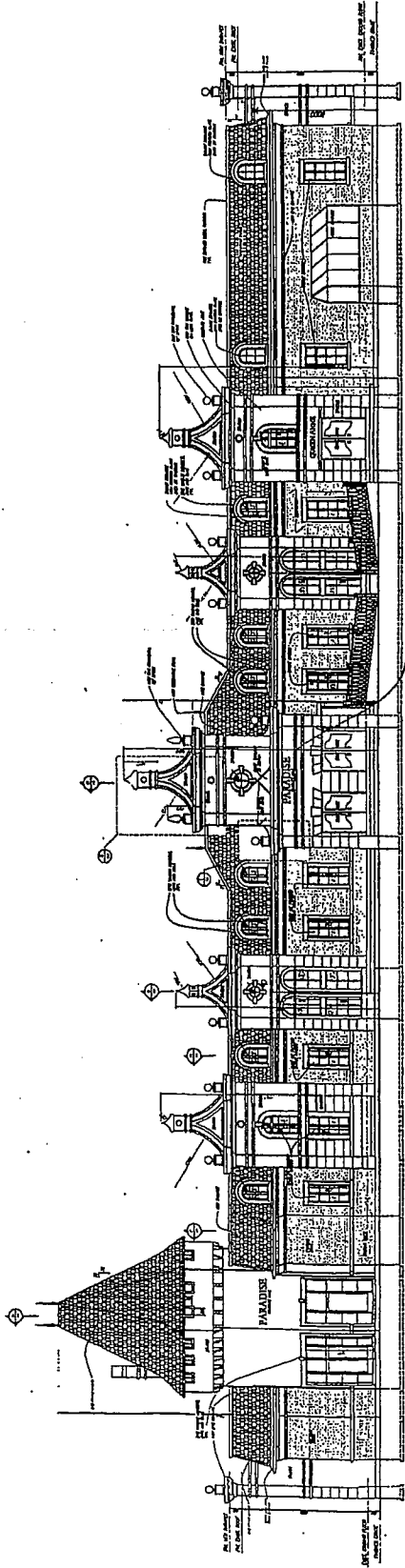
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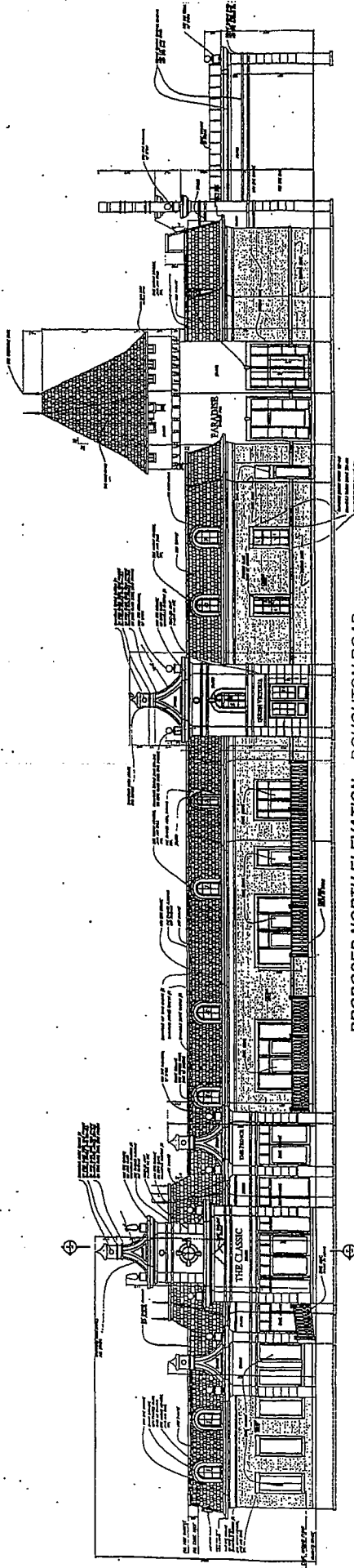
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Attachment 2
FILE No.:
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PROPOSED WEST ELEVATION - JANE STREET



PROPOSED NORTH ELEVATION - DOUGHTON ROAD

North & West Elevations

Part Lot 5,
Concession 4
 APPLICANT:
 I & M PANDOLFO HOLDINGS
 IN TRUST

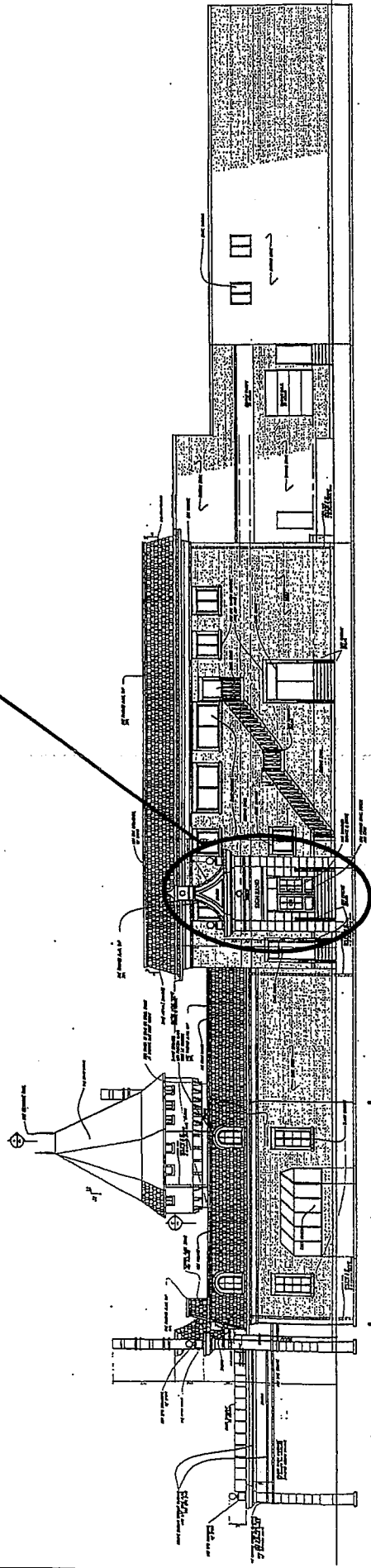
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Development Planning Department

Attachment 3
 FILE No.: DA.4.91 REVISED
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PROPOSED NEW COVERED
CONCRETE ENTRANCE PORCH



PROPOSED PARTIAL
(WEST) ELEVATION

PROPOSED SOUTH ELEVATION

**South Elevation/
Partial (West) Elevation**

APPLICANT:
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Part Lot 5,
Concession 4

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Attachment 4

FILE No.:
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February 12, 2007



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