

COMMITTEE OF THE WHOLE JUNE 1, 2010

**SITE DEVELOPMENT FILE DA.10.031
TATONE PROPERTIES INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.031 (Tatone Properties Inc.) BE APPROVED, to permit revisions to the westerly (front) elevation of an existing employment building, subject to the following condition:
 - a) that prior to issuance of a building permit, the final building elevation shall be approved by the Vaughan Development Planning Department.

Contribution to Sustainability

The Applicant will implement a construction waste management plan for the proposed development to divert construction and demolition debris from landfill sites.

Economic Impact

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

Communications Plan

N/A

Purpose

To permit revisions to the westerly (front) elevation of an existing employment building, as shown on Attachments #3, #4 and #5.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located south of Rutherford Road, on the east side of Jane Street (290 Caldari Road), in Part of Lot 14, Concession 4, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan). As Prestige Areas are intended to have a high visual profile with attractive streetscapes, the proposed revisions to the westerly (front) elevation of the existing employment building conforms to the policies of the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The proposal complies with By-law 1-88.

Site Plan Review

The existing two-storey red brick employment building was built in 1989, and is occupied by Village Building Supplies. The proposed westerly building elevation, which faces Jane Street, includes elements of the existing red brick face with new beige and tan EIFS cladding and sand coloured masonry veneer. The proposed façade also includes new variations in building height, larger windows, and additional glazing.

The Development Planning Department is recommending that the applicant provide a more durable material at the base of the building, rather than the stucco finish currently proposed for the entire building, which the applicant's architect has agreed to undertake. The Development Planning Department is generally satisfied with the proposed revisions to the westerly (front) building elevation shown on Attachments #4 and #5, and will continue to work with the Applicant to finalize the details. Prior to the issuance of a building permit, the final elevation plan must be approved to the satisfaction of the Development Planning Department.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, comments from City Departments, and the area context. The Development Planning Department is satisfied that the proposed revisions to the westerly (front) elevation of the existing employment building are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the condition contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Existing and Proposed West (Front) Elevation
5. Rendered West Elevation (Proposed)

Report prepared by:

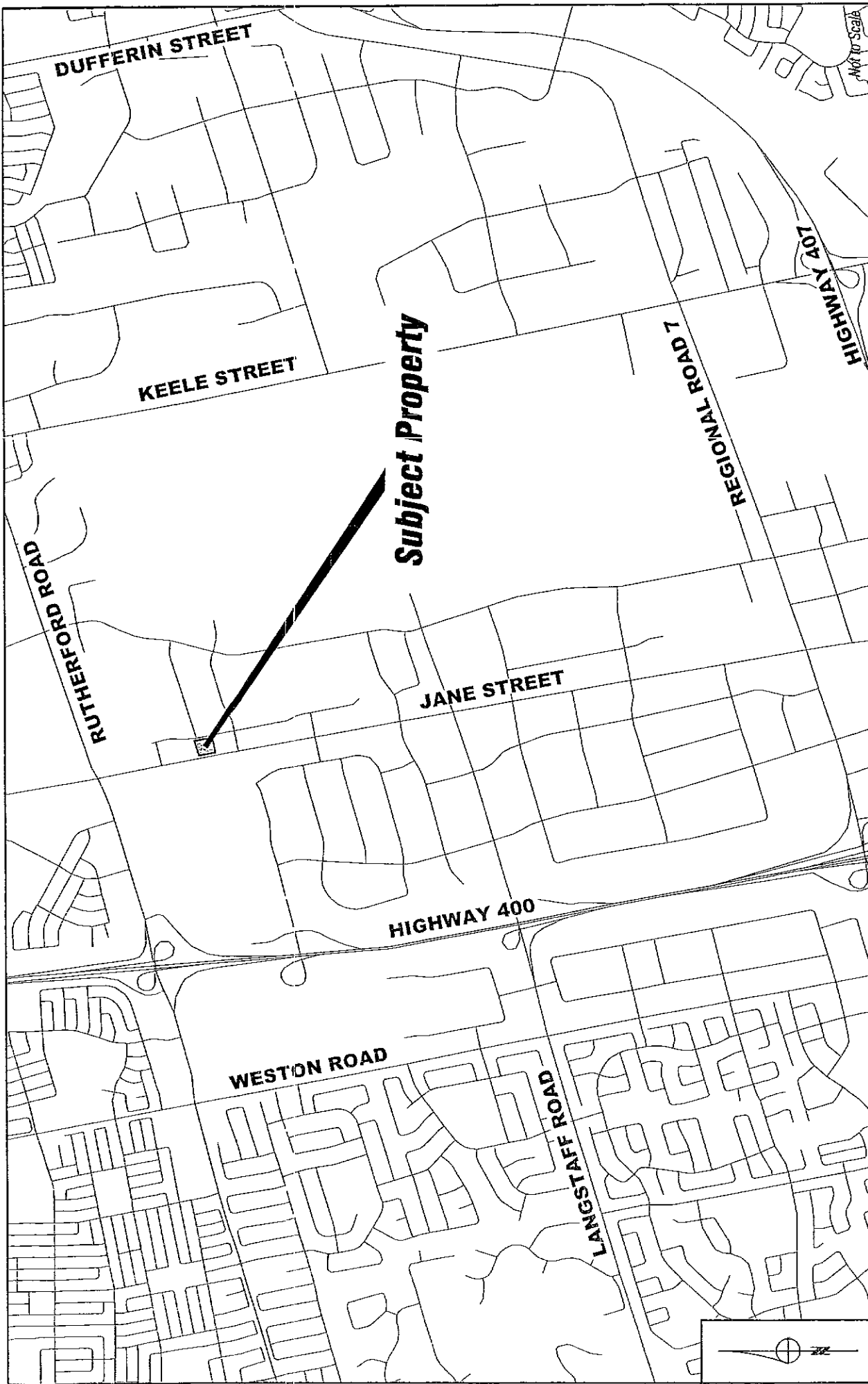
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Carmela Marrelli, Acting Manager of Development Planning, ext. 8791

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEHAMA
Director of Development Planning

/CM



Attachment

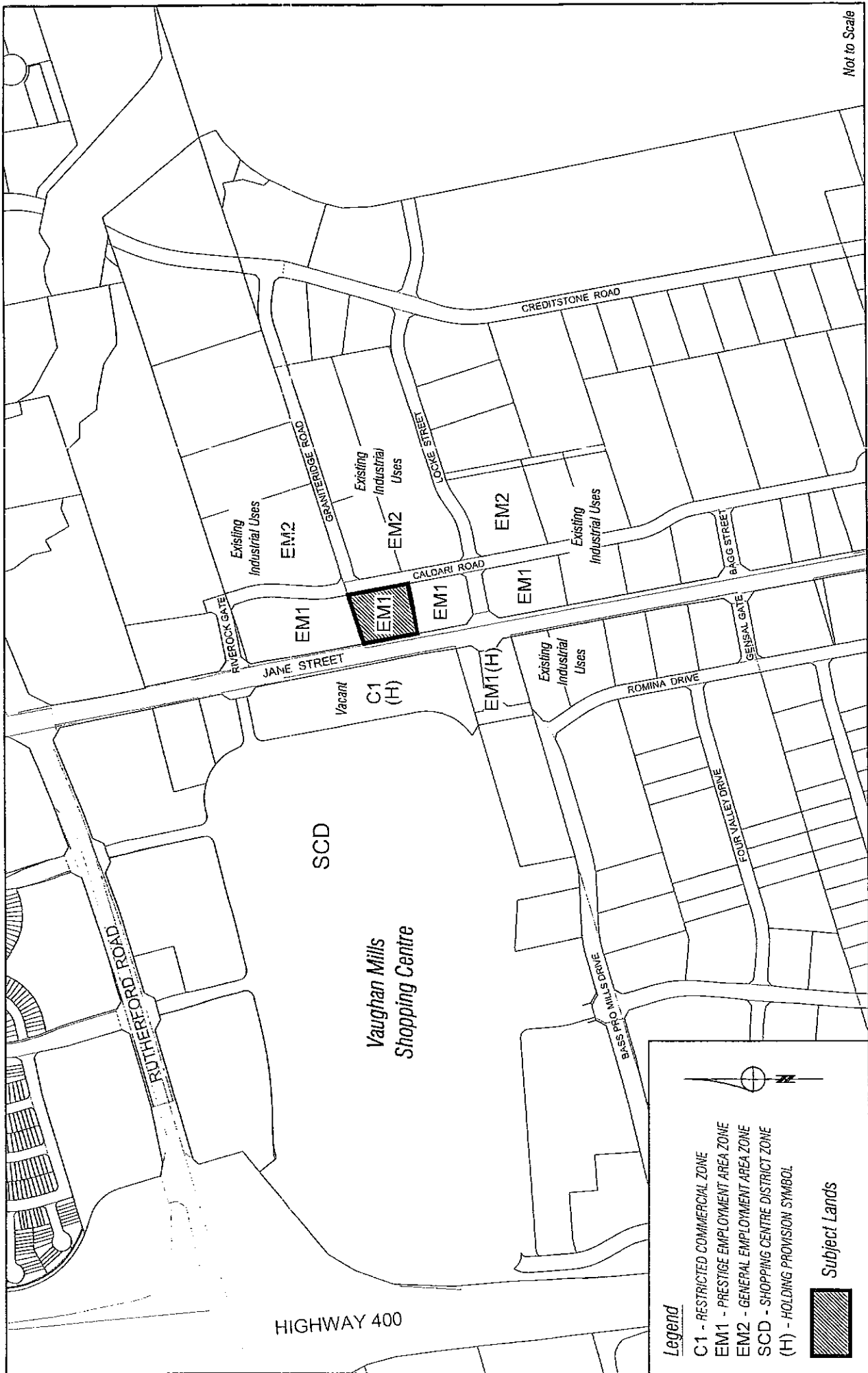
FILE: DA.10.031
DATE: May 04, 2010



Development Planning Department

Context Location Map

LOCATION:
Part Lot 14, Concessions 4
APPLICANT:
Tatone Properties Inc.



Not to Scale

Attachment

FILE: DA.10.031
DATE: May 04, 2010

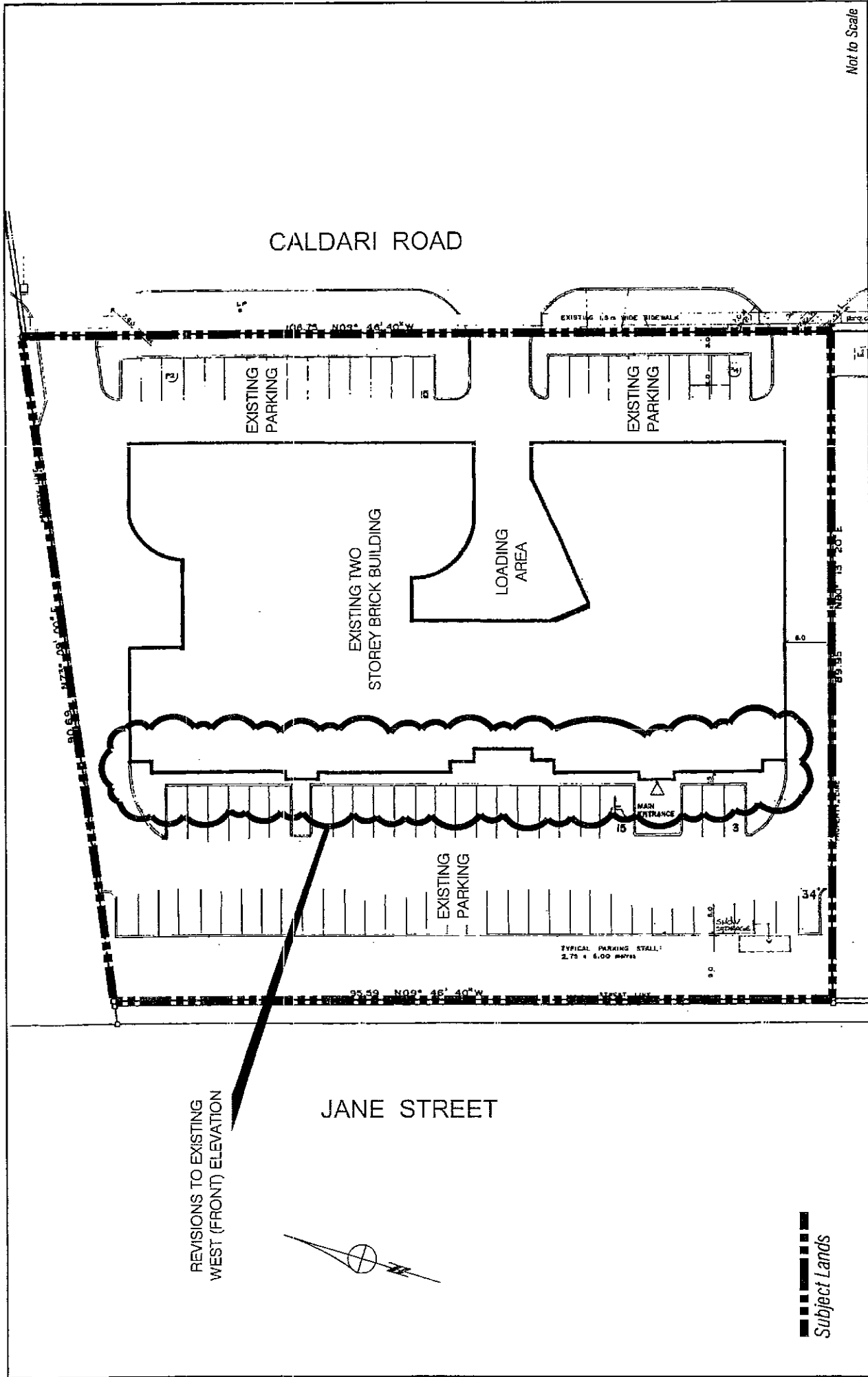


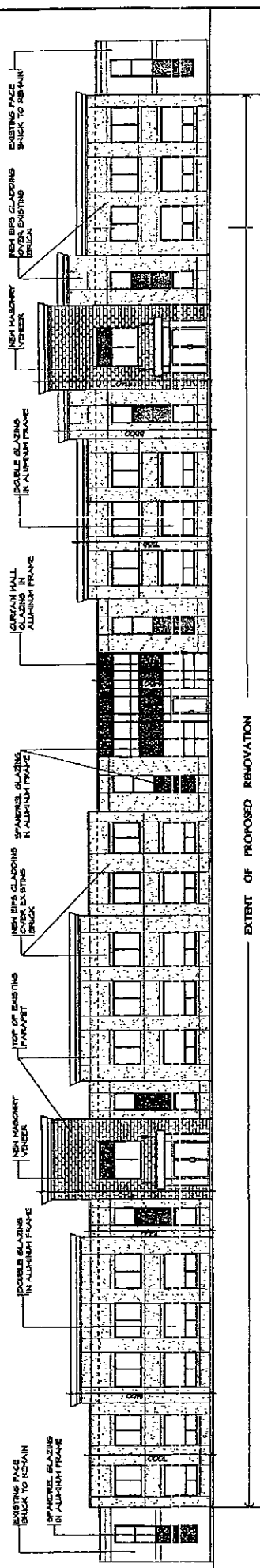
The City Above Toronto
Development Planning Department

Location Map

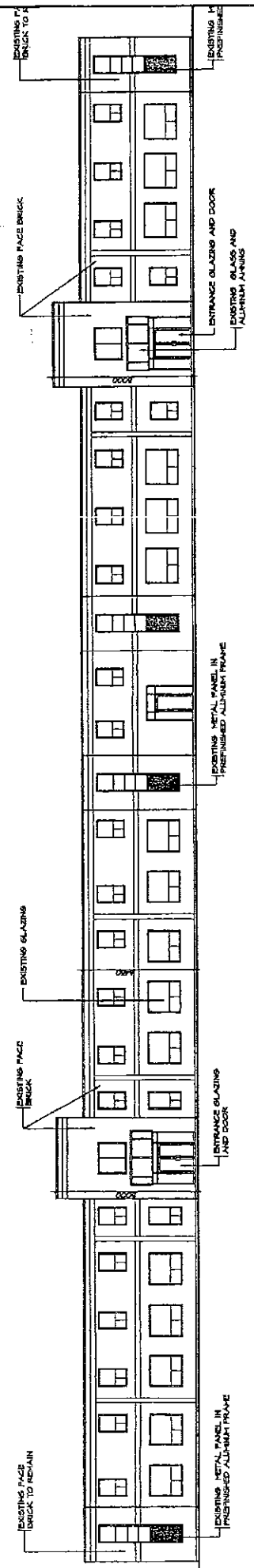
LOCATION:
Part Lot 14, Concessions 4

APPLICANT:
Tatone Properties Inc.





PROPOSED WEST (FRONT) ELEVATION
(FACING JANE STREET)



EXISTING WEST (FRONT) ELEVATION
(FACING JANE STREET)

Not to Scale


Existing & Proposed West (Front) Elevation

APPLICANT: Tatone Properties Inc.

LOCATION: Part Lot 14, Concessions 4

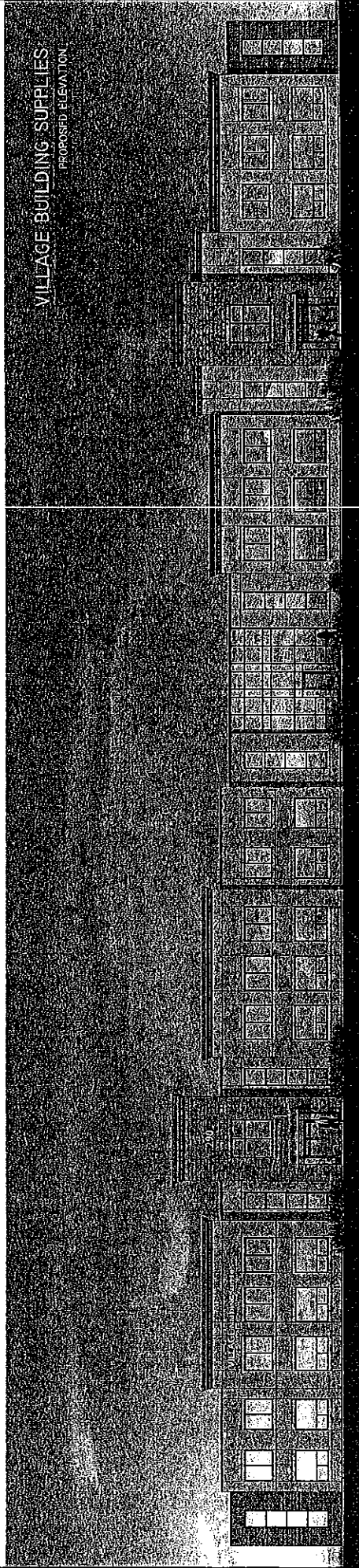
Attachment 4

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Not to Scale

Rendered West Elevation (Proposed)

APPLICANT: Talone Properties Inc.
LOCATION: Part Lot 14, Concessions 4



Development Planning Department

Attachment

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