

COMMITTEE OF THE WHOLE JUNE 19, 2006

SITE DEVELOPMENT FILE DA.06.023
CON-DRAIN COMPANY LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.06.023 (Con-Drain Company Limited) as shown on Attachment #3, BE APPROVED.

Economic Impact

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

Purpose

The Owner has submitted a Site Development Application on the subject lands shown on Attachment #1, to amend the existing Site Plan Agreement to permit a 5,032.3m² easterly addition to an existing 6,170m² industrial building, on a 2.05ha lot, as shown on Attachment #2.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located on the east side of Highway #400, through to Applewood Crescent (460 Applewood Crescent), in Part of Lots 9 and 10, 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 addition conforms and complies with the Official Plan and Zoning By-law, respectively.

The site plan provided on Attachment #2, shows an irregular-shaped building. The existing building is constructed to a height of 7.4m, and the proposed addition will be the same height, as shown on Attachment #3. The proposed building materials are consistent with the existing materials, and consist of smooth and aggregate white pre-cast panels and blue glazed and spandrel glass. The primary façade is located on the east elevation, facing Applewood Crescent and will be designed with upper and lower level windows and a glass double door entry with a sign box above.

The remaining three elevations are of similar design and consist of white aggregate precast panels, with alternating smooth precast banding and glass panels on the southeast and northeast corners of the building. The loading area is recessed and screened from view, with 4 loading doors and 1 drive-in door on the south elevation. The roof-top mechanical equipment is screened from view of the adjacent streets.

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".

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the easterly addition to the existing industrial building.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning


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LEGEND
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE
 EM2 - GENERAL EMPLOYMENT AREA ZONE
 OS1 - OPEN SPACE CONSERVATION ZONE

SUBJECT LANDS



Location Map

Part of Lots 9 & 10,
 Concession 5

APPLICANT:
 CON-DRAIN COMPANY LIMITED

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Development Planning Department

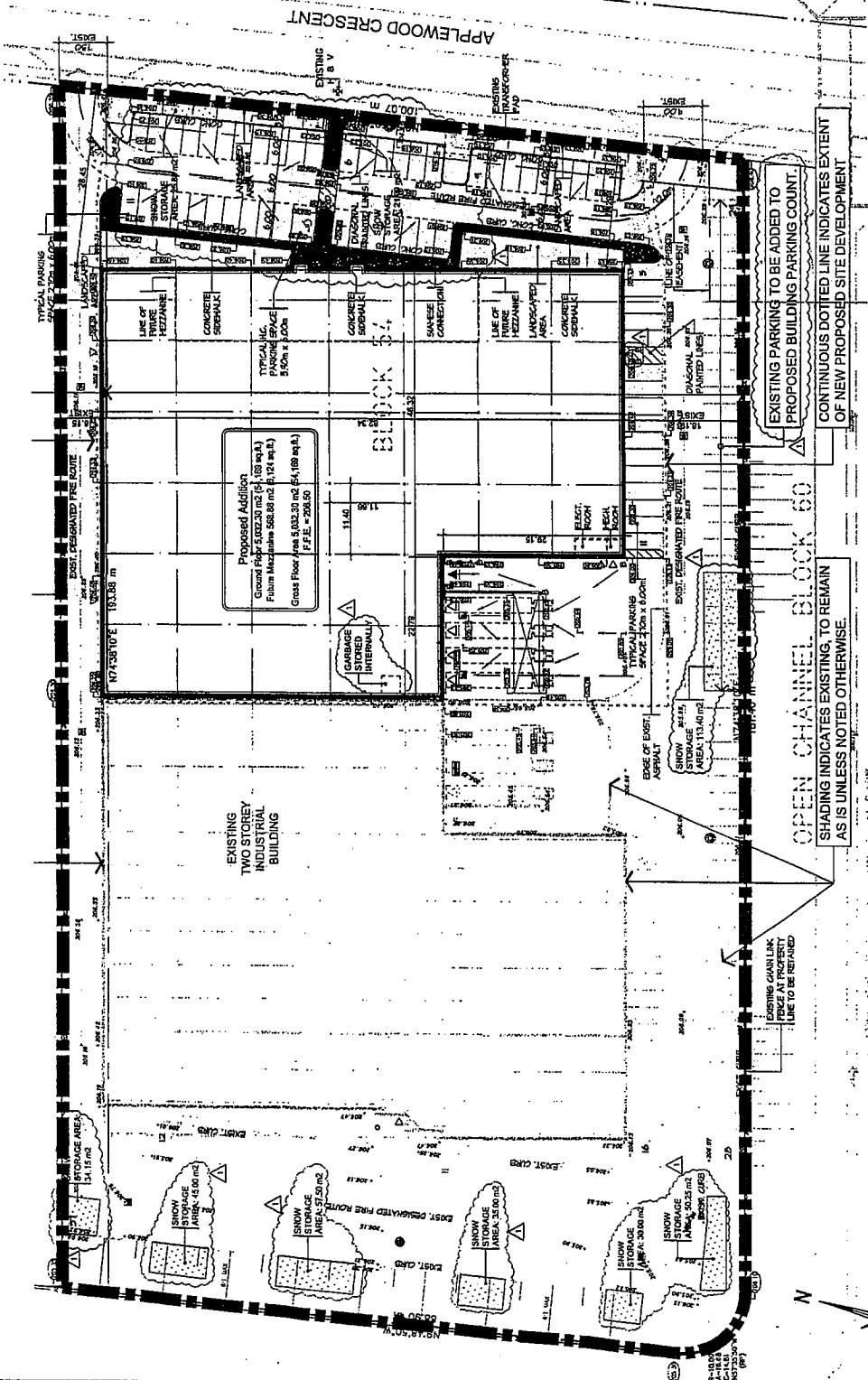
Attachment 1

FILE No.:
 DA.06.023

Not to Scale

June 06, 2006

SITE STATISTICS	
Original Site Area - incl. blocks 54 & 55	36,642.59 m ² or 9.55 acres
Existing Developed Site Area - block 54	20,563.81 m ² or 5.09 acres
Current Undeveloped Area in block 54	7,825.69 m ² or 1.93 acres
BUILDING G.F.A.	
Existing Building Area	4,971.00 m ² or 1,250.84 sq.ft.
Ground Floor Area Only	1,144.00 m ² or 292.84 sq.ft.
Office Area	1,144.00 m ² or 292.84 sq.ft.
Warehouse Area	1,088.00 m ² or 276.84 sq.ft.
Merchandise Area	130.00 m ² or 32.28 sq.ft.
Existing Total Area	6,710.00 m ² or 1,684.14 sq.ft.
Proposed Building Area	5,032.30 m ² or 1,268.18 sq.ft.
Ground Floor Area Only	563.50 m ² or 142.86 sq.ft.
Office Area	563.50 m ² or 142.86 sq.ft.
Warehouse Area	458.00 m ² or 115.24 sq.ft.
Merchandise Area	112.00 m ² or 28.18 sq.ft.
Future Storage Area	550.80 m ² or 139.24 sq.ft.
Proposed Total Area	5,032.30 m ² or 1,268.18 sq.ft.
TOTAL BUILDING G.F.A.	11,742.30 m ² or 2,918.92 sq.ft.
SITE COVERAGE PROVIDED	
Existing Building	4,971.00 m ² or 24.15%
Proposed Building	5,032.30 m ² or 24.45%
TOTAL SITE COVERAGE	10,003.30 m ² or 48.60%
LANDSCAPED AREA	
Existing Building	4,971.00 m ² or 8.93%
Proposed Building	458.00 m ² or 2.41%
TOTAL LANDSCAPED AREA	5,429.00 m ² or 11.24%
PAVED AREA	
Existing Building	3,959.50 m ² or 20.00%
Proposed Building	2,259.18 m ² or 11.15%
TOTAL PAVED AREA	6,218.68 m ² or 40.15%
PARKING REQUIRED	REQUIRED
Existing Building	44.20 spaces
Office	57.45 spaces
Warehouse	101.65 spaces
Proposed Building	112.27 spaces
Office	67.03 spaces
Warehouse	78.30 spaces
TOTAL	179.95 spaces
TOTAL PARKING	180 spaces
HIC PARKING SPACES	1 spaces
Existing Building	1 spaces
Proposed Building	1 spaces
LOADING SPACES (3.5m x 6m)	1 spaces
Existing Building	1 spaces
Proposed Building	1 spaces
LOADING SPACES (3.5m x 4m)	1 spaces
Existing Building	1 spaces
Proposed Building	1 spaces
SNOW STORAGE (MIN. 2% OF SITE AREA)	411.88 m ² or 10.12%



Attachment 2

FILE No.:
DA-06.023
Not to Scale
June 06, 2006

City of Vaughan

Development Planning Department

Site Plan

Part of Lots 9 & 10,
Concession 5

APPLICANT:
CON-DRAIN COMPANY LIMITED

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