

**COMMITTEE OF THE WHOLE MAY 15, 2006**

**SITE DEVELOPMENT FILE DA.05.064**  
**VITRAN EXPRESS CANADA INC.**

The Commissioner of Planning recommends:

THAT the building elevations for Site Development File DA.05.064 (ViTran Express Canada Inc.)  
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 permit a cross-dock loading facility that would consist of a 7,275.65m<sup>2</sup> cross-dock building with a two-storey 3,425.23m<sup>2</sup> office component, a 522.02m<sup>2</sup> truck service building, and a 33.14m<sup>2</sup> kiosk/gatehouse building, on a 8.53 ha lot, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1, are located on the north side of Langstaff Road, east of Creditstone Road, being Blocks 17 & 19 on Plan 65M-3419 (1201 Creditstone Road and 2700 Landstaff Road), City of Vaughan.

The subject lands are designated "Prestige Area" and "Employment Area General" by OPA #450 (Employment Area Plan) and zoned EM2-A Restricted General Employment Area Zone by By-law 1-88, subject to Exception 9(1066). The proposed site development conforms and complies with the Official Plan and Zoning By-law, respectively.

Building 'A' (two-storey office with a storage component) will be constructed to a height of 9.535m, as shown on Attachment #3a. The roof-top mechanical equipment will be screened from street view. The material colours consist of off-white pre-cast concrete panels and a combination of spandrel and reflective blue-tinted double glazed windows. Company signage in black lettering will be provided on the upper northwest corner of the building. Pre-finished brushed aluminum pillars in a copper colour span along the north and southwest elevations, including a canopy over the north entrance in the same material. Four (4) overhead doors are located on the east elevation.

Building 'B' (cross-dock facility) is connected to Building 'A', and is shown on Attachment #3b. The long rectangular building will be constructed to a height of 6.56m. The building material consists of navy blue metal siding with a pre-finished grey metal roof. A grey band spans around the building to break up the large façade. Sixty-five (65) loading doors, each with a window, span along the west (facing rear yards of existing employment uses) and east (CNR yard) elevations, and are not visible to the road system. The south elevation faces Langstaff Road and provides for 5 tinted windows and a walkway ramp.

Building 'C' (truck service building) is located in the northeast corner of the site and will be constructed to a height of 7.0m. The prefinished grey metal roofing increases the height to 7.812m to the peak. The building material and colours are consistent with Building 'B'. A grey band spans along the lower portion of the building. Three (3) drive-in doors and one (1) man-door are located on the south elevation, which is the main facade.

Building 'D' (kiosk/gate house) will consist of off-white pre-cast concrete panels and copper-coloured pre-finished batten roofing, as shown on Attachment #3d. The south and north elevations will each have a drive-through window where security personnel can control trucks coming in and out of the site. Blue-tinted windows are also located on the west elevation. An entrance and walkway ramp are located on the east elevation.

### **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 cross and loading facility, office, truck service, and kiosk gatehouse buildings.

### **Attachments**

1. Location Map
2. Site Plan
- 3a. Elevation Plan – Building 'A' (office)
- 3b. Elevation Plan – Building 'B' (cross-dock loading facility)
- 3c. Elevation Plan – Building 'C' (truck service building)
- 3d. Elevation Plan – Building 'D' (truck/gatehouse building)

### **Report prepared by:**

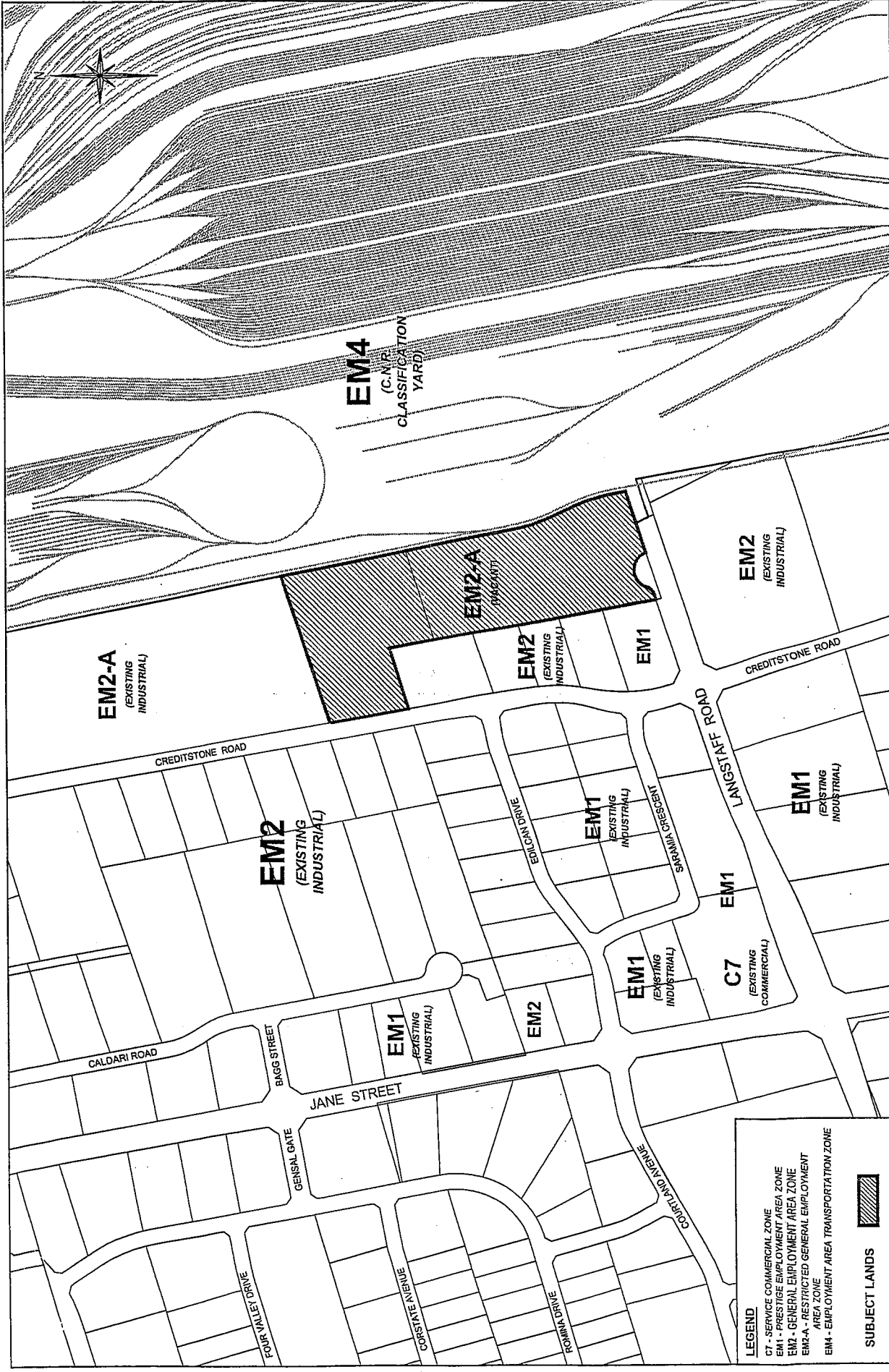
Andrea Seca Planner, ext. 8215  
Arto Tikiryana, Senior Planner, ext. 8212  
Grant Uyeyama, Manager of Development Planning, ext. 8635

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**LEGEND**  
 C7 - SERVICE COMMERCIAL ZONE  
 EM1 - PRESTIGE EMPLOYMENT AREA ZONE  
 EM2 - GENERAL EMPLOYMENT AREA ZONE  
 EM2-A - RESTRICTED GENERAL EMPLOYMENT AREA ZONE  
 EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE

**SUBJECT LANDS** 

# Location Map

Part of Lots 11 - 14,  
 Concession 4

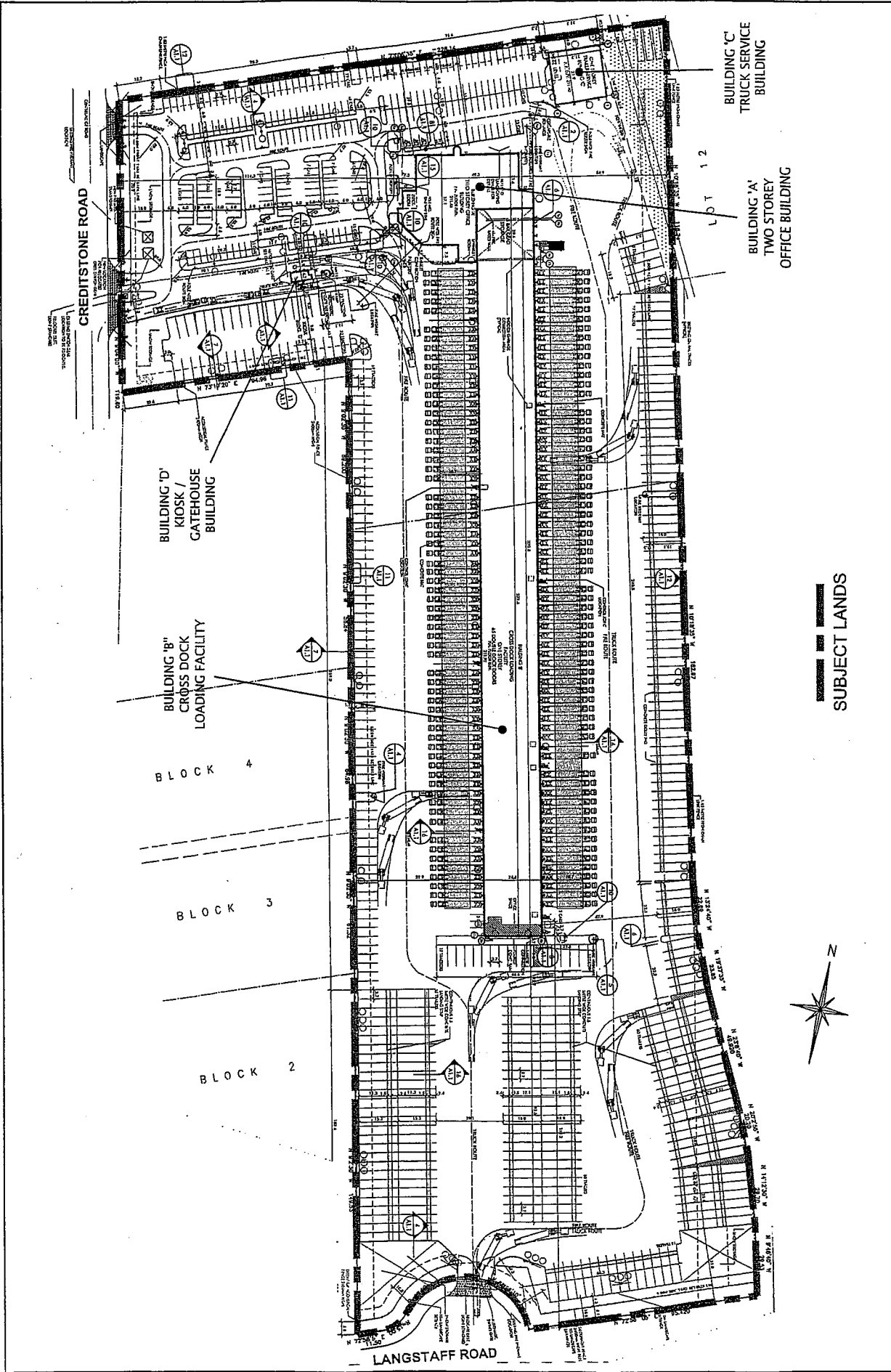
APPLICANT:  
 VITRAN EXPRESS CANADA INC.

HA-DPT-1 ATTACHMENTS\VA\46-05.064



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**Attachment 1**  
 FILE No.: DA.05.064  
 Not to Scale  
 April 25, 2006



# Attachment 2

FILE No.: DA.05.064  
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 April 25, 2006

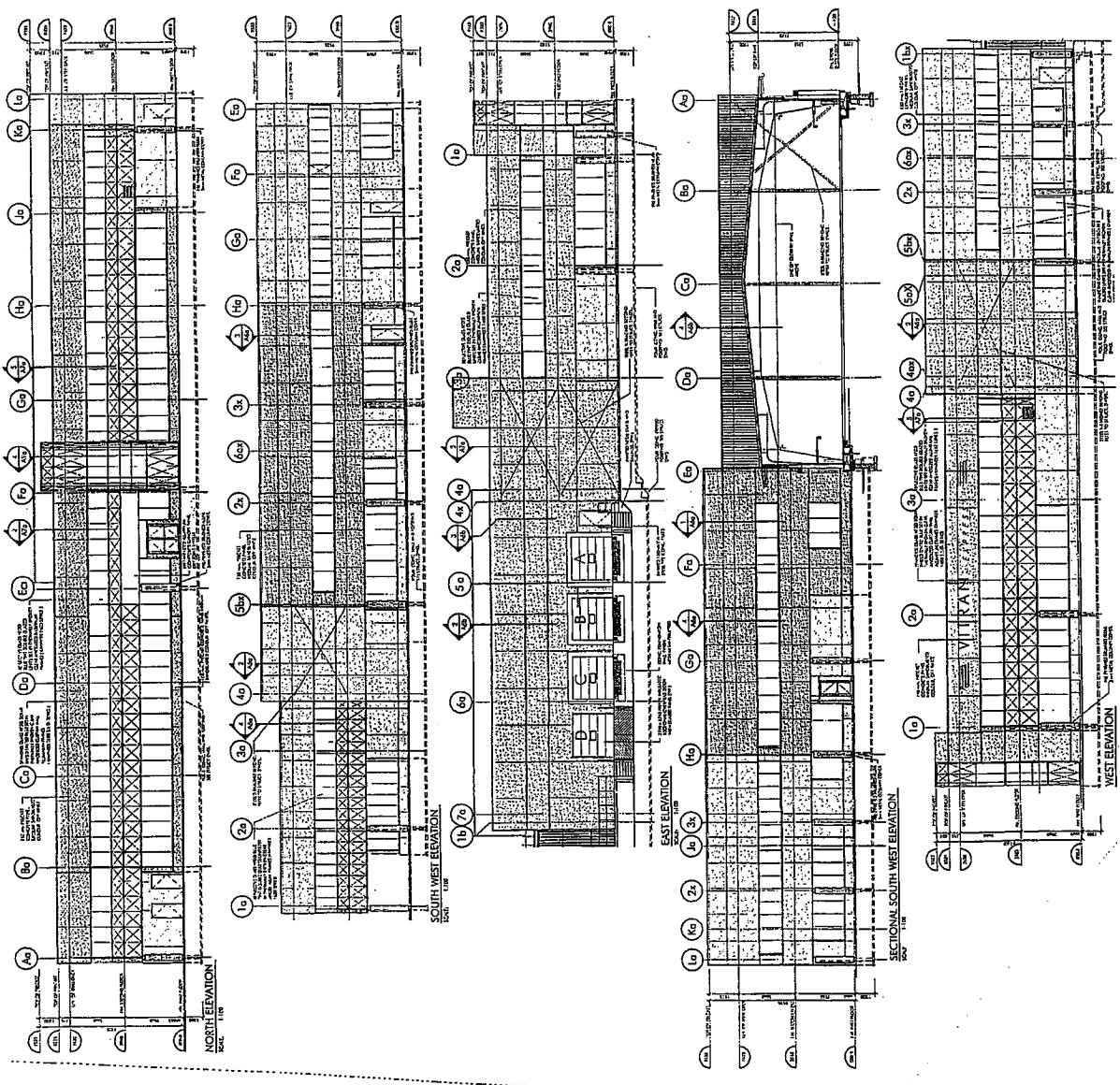


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## Site Plan

Part of Lots 11 - 14,  
 Concession 4  
 APPLICANT:  
 VITRAN EXPRESS CANADA INC.

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**Elevations - Building 'A'  
Office Building**

Part of Lots 11 - 14,  
Concession 4  
APPLICANT:  
VITRAN EXPRESS CANADA INC.

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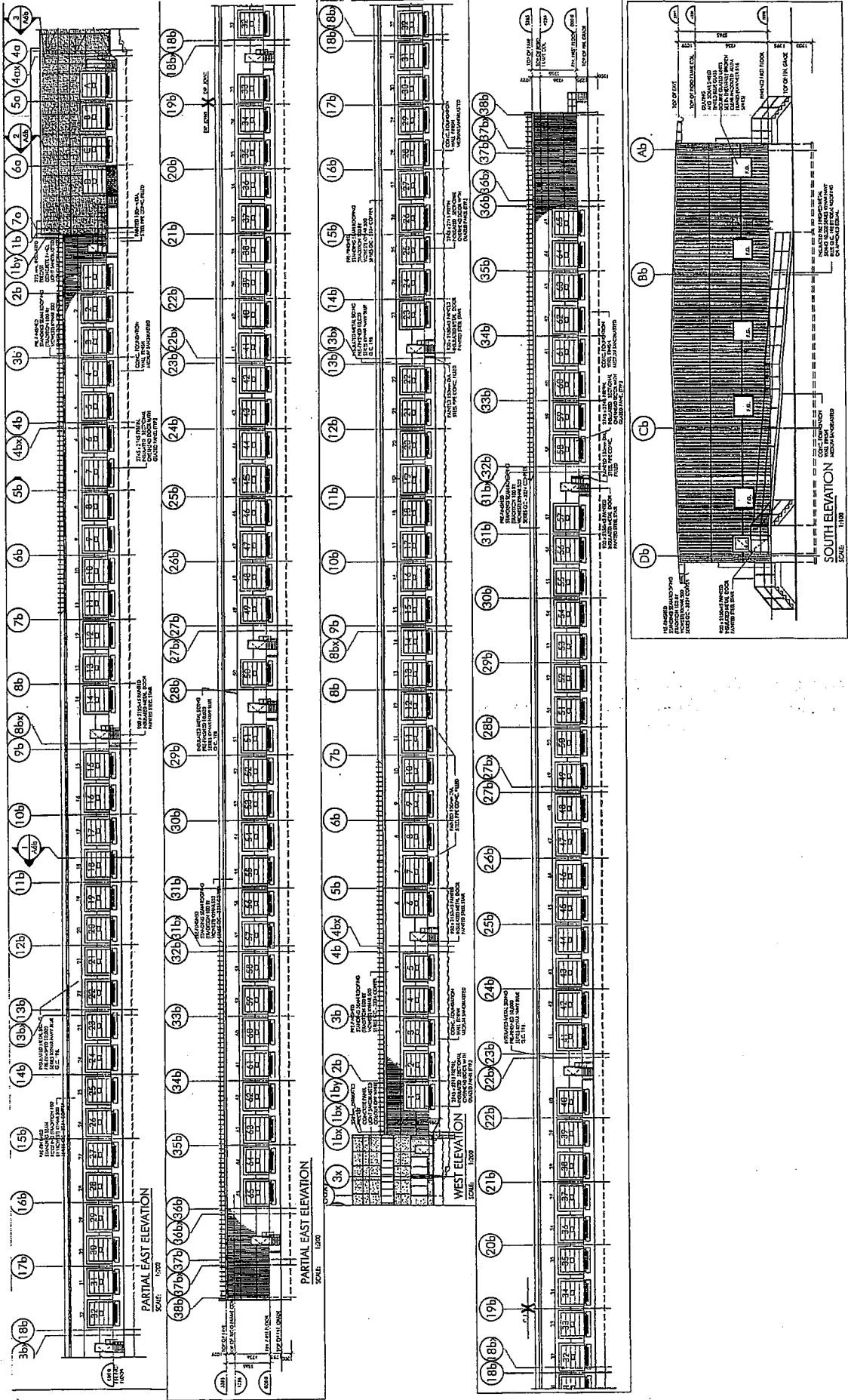


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**Attachment  
3a**

FILE No.:  
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April 25, 2006



# Elevations - Building 'B' Cross Dock Loading Facility

APPLICANT:  
VITRAN EXPRESS CANADA INC.  
Part of Lots 11 - 14,  
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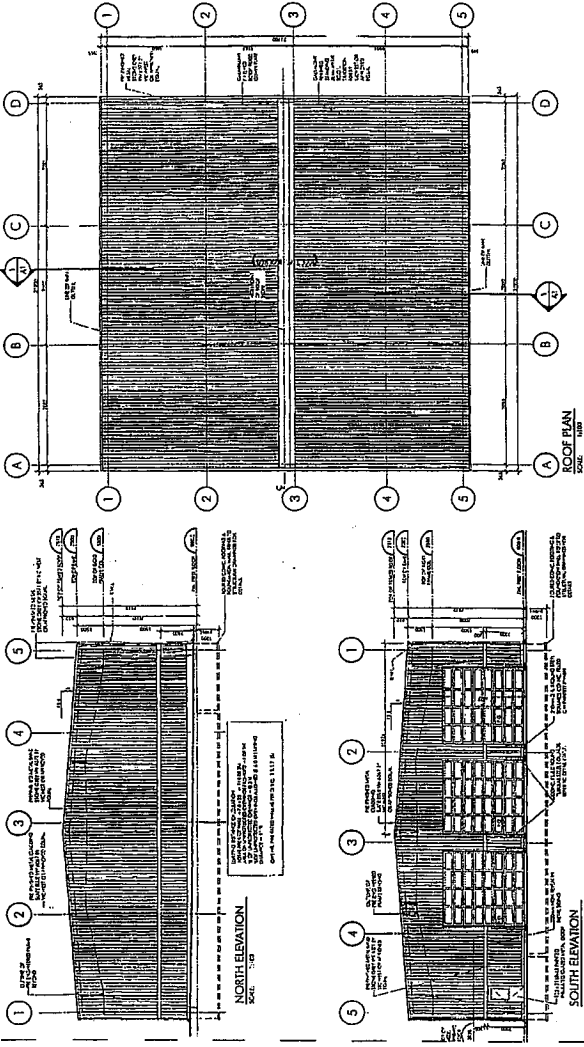


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# Attachment 3b

FILE No.:  
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# Elevations - Building 'C' Truck Service Building

APPLICANT:  
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Part of Lots 11 - 14,  
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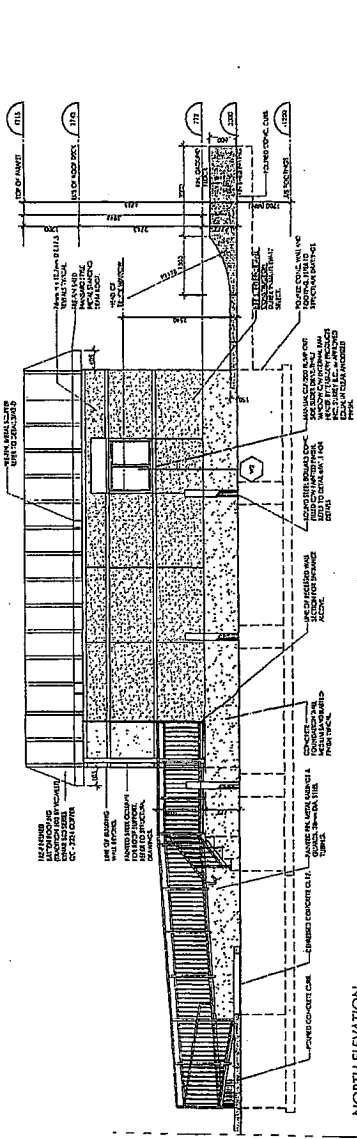


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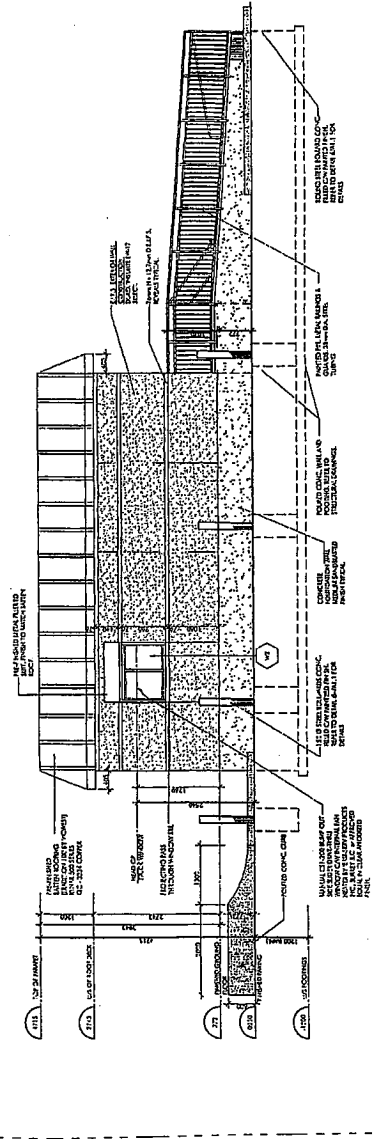
# Attachment 3C

FILE No.:  
DA.05.064

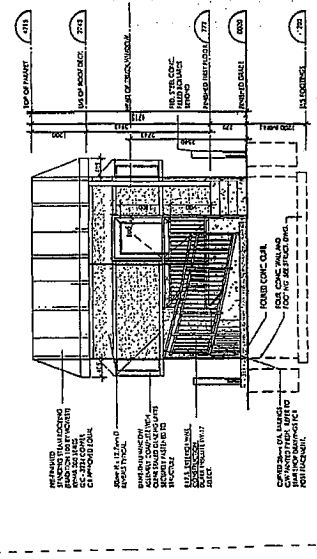
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April 25, 2006



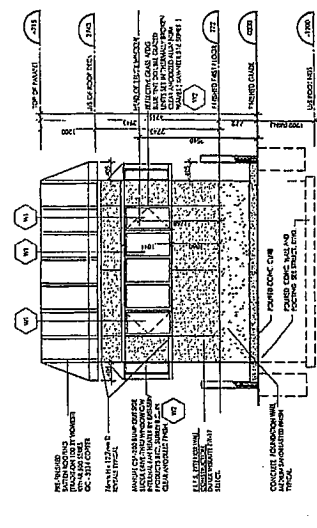
**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

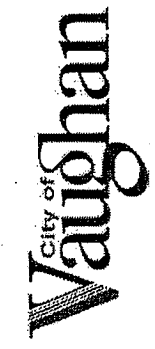


**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

# Elevations - Building 'D' Kiosk / Gatehouse Building

APPLICANT:  
VITRAN EXPRESS CANADA INC.  
Concession 4

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# Attachment 3d

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