

COMMITTEE OF THE WHOLE JANUARY 21, 2008

SITE DEVELOPMENT FILE DA.07.086 **CONDOR PROPERTIES LTD.**

Recommendation

The Commissioner of Planning recommends:

1. THAT the building elevations shown on Attachment #3 for Site Development File DA.07.086 (Condor Properties Ltd.) BE APPROVED.

Economic Impact

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

Purpose

For the Committee of the Whole to consider the building elevations (Attachment #3) for the Site Development Application on the subject lands shown on Attachment #1, to permit the development of the 3.55 ha site with a one-storey, 14,206.9 m² industrial building, including 658.03 m² of accessory office space, as shown on Attachment #2.

Background - Analysis and Options

The subject lands are located on the east side of Keele Street and north of Teston Road, City of Vaughan.

Official Plan/Zoning By-law

The subject lands are designated "Prestige Area" by OPA #332, and are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1168). The proposed development conforms to the Official Plan and Zoning By-law.

Building Design

The rectangular-shaped building, as shown on Attachment #3, is to be constructed to a height of 9.6 m. The main elevation (west) faces Keele Street, and is articulated by a suspended metal canopy covering the glassed main entrance, and which is surrounded by projecting precast piers leading to the main office component of the building. Additional vertical piers surrounded by spandrel glass are proposed intermittently, thereby providing additional architectural interest to the elevation. The balance of the primary façade is designed with horizontal glass panels surrounded by smooth architectural precast concrete with exposed aggregate panels on the top portion of the building.

The remaining elevations (north, south and east) consist of alternating exposed and ribbed precast concrete panels. The north elevation and a portion of the south elevation includes windows at the upper level of the building spaced at a regular interval. The loading area is located on the south side of the building and consists of two drive-in doors and thirteen loading doors. The loading area is screened from Keele Street by the proposed building.

The roof-top mechanical equipment is proposed to be screened from view. The proposed elevations do not include wall signage, and therefore, the applicant must comply with the Sign By-law upon application for Building Permit.

Landscaping

The proposed landscape plan for the site is shown on Attachment #4, which includes a minimum 9 m wide landscape strip adjacent to Keele Street, and planting adjacent to the front parking spaces. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the plan, including the provision of additional coniferous and deciduous tree planting on top of the berm located along the east property line, which is adjacent to the future North Maple Park.

Relationship to Vaughan Vision 2020

This report is consistent with Vaughan Vision 2020, particularly "A-5," "Plan and Manage Growth".

Regional Implications

N/A

Conclusion

The Development Planning Department is satisfied with the proposed elevations for the 14,206.9m² industrial building.

Attachments

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

Report prepared by:

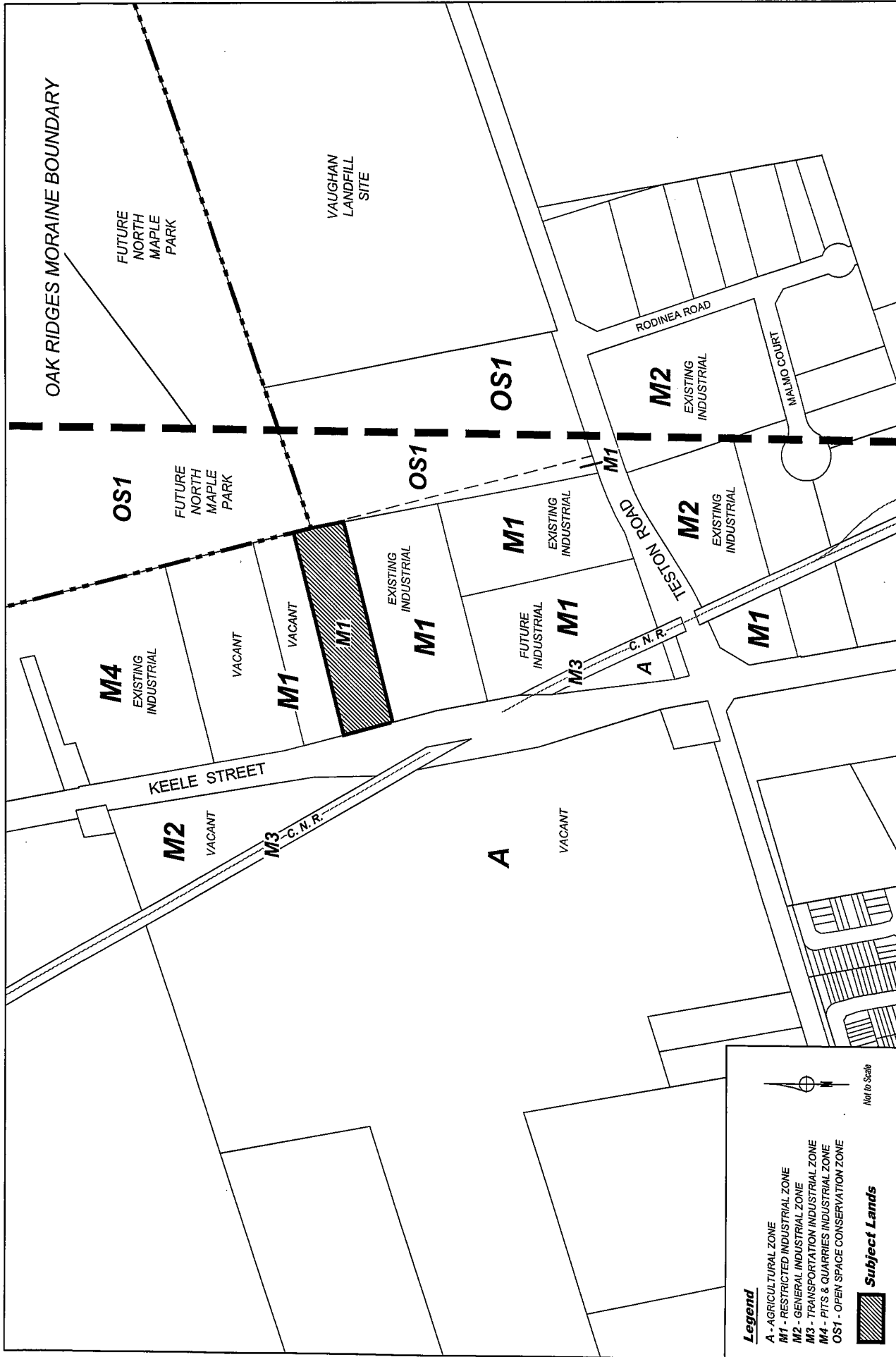
Margaret Holyday, Planner, ext. 8216
Mauro Peverini, Senior Planner, ext. 8407
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Director of Development Planning

/CM



Location Map

Part of Lots 26 & 27,
Concession 3

APPLICANT:
CONDOR PROPERTIES INC.

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City of Vaughan

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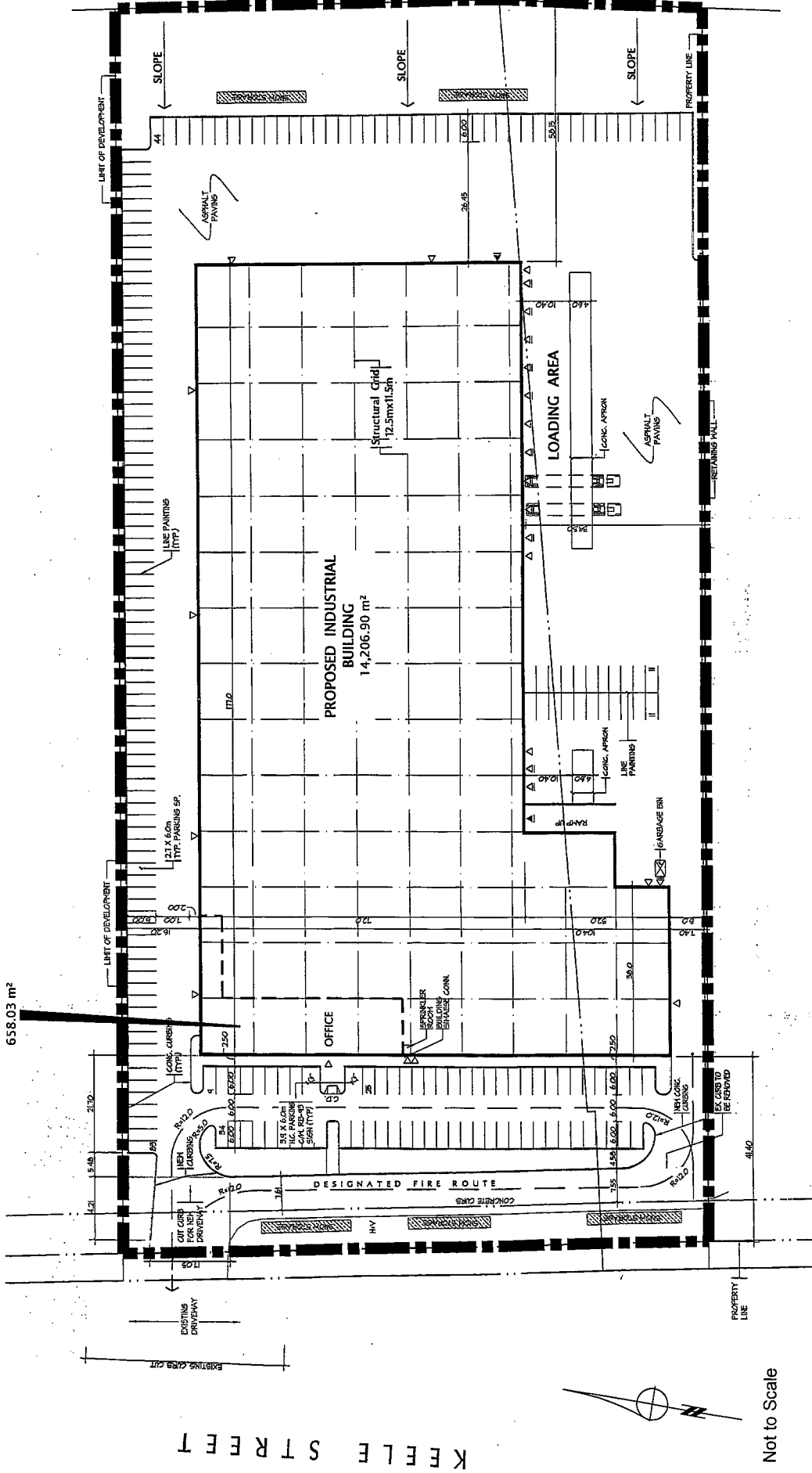
Attachment

FILE No.:
DA.07.086

December 14, 2007

1

PROPOSED OFFICE
AREA
658.03 m²



Not to Scale

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SUBJECT LANDS

Site Plan

Part of Lots 26 & 27,
Concession 3

APPLICANT:
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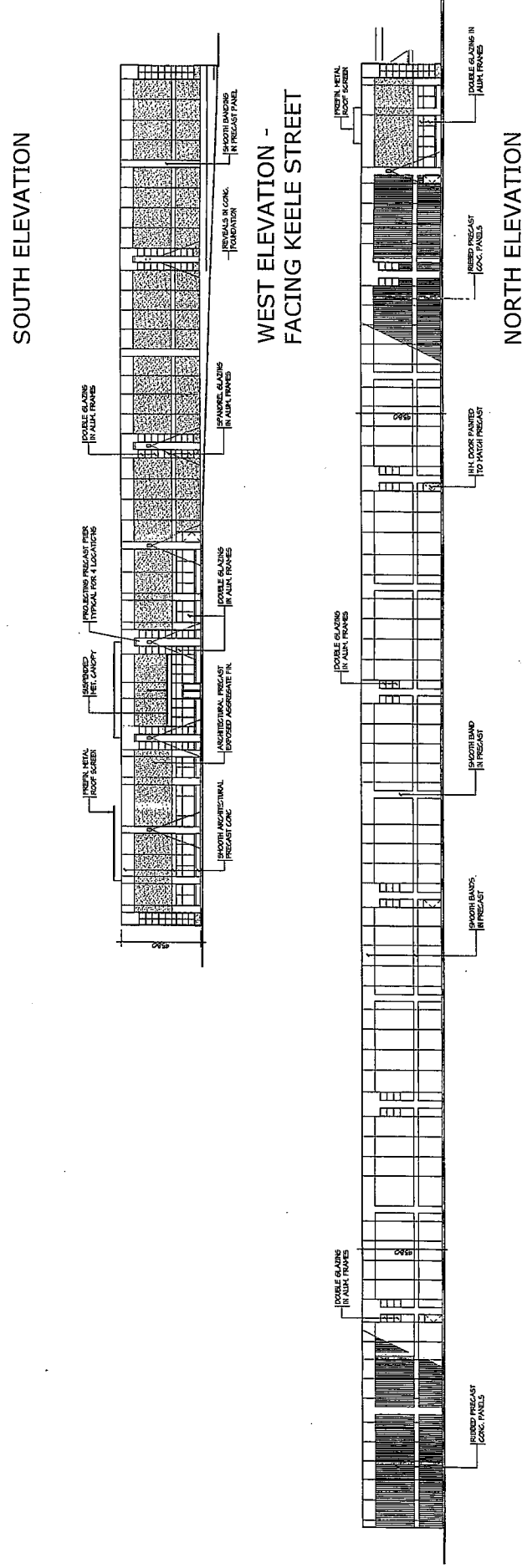
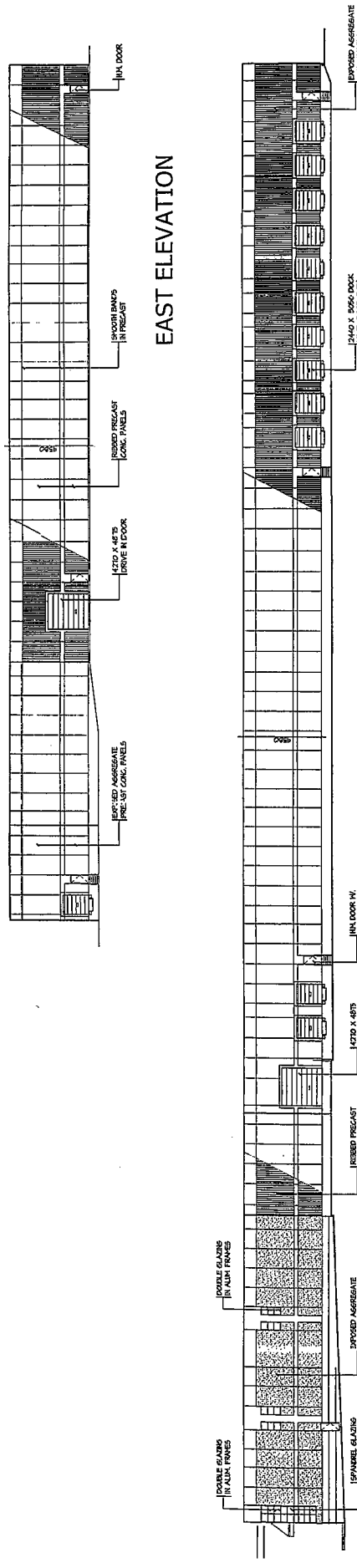
Development Planning Department

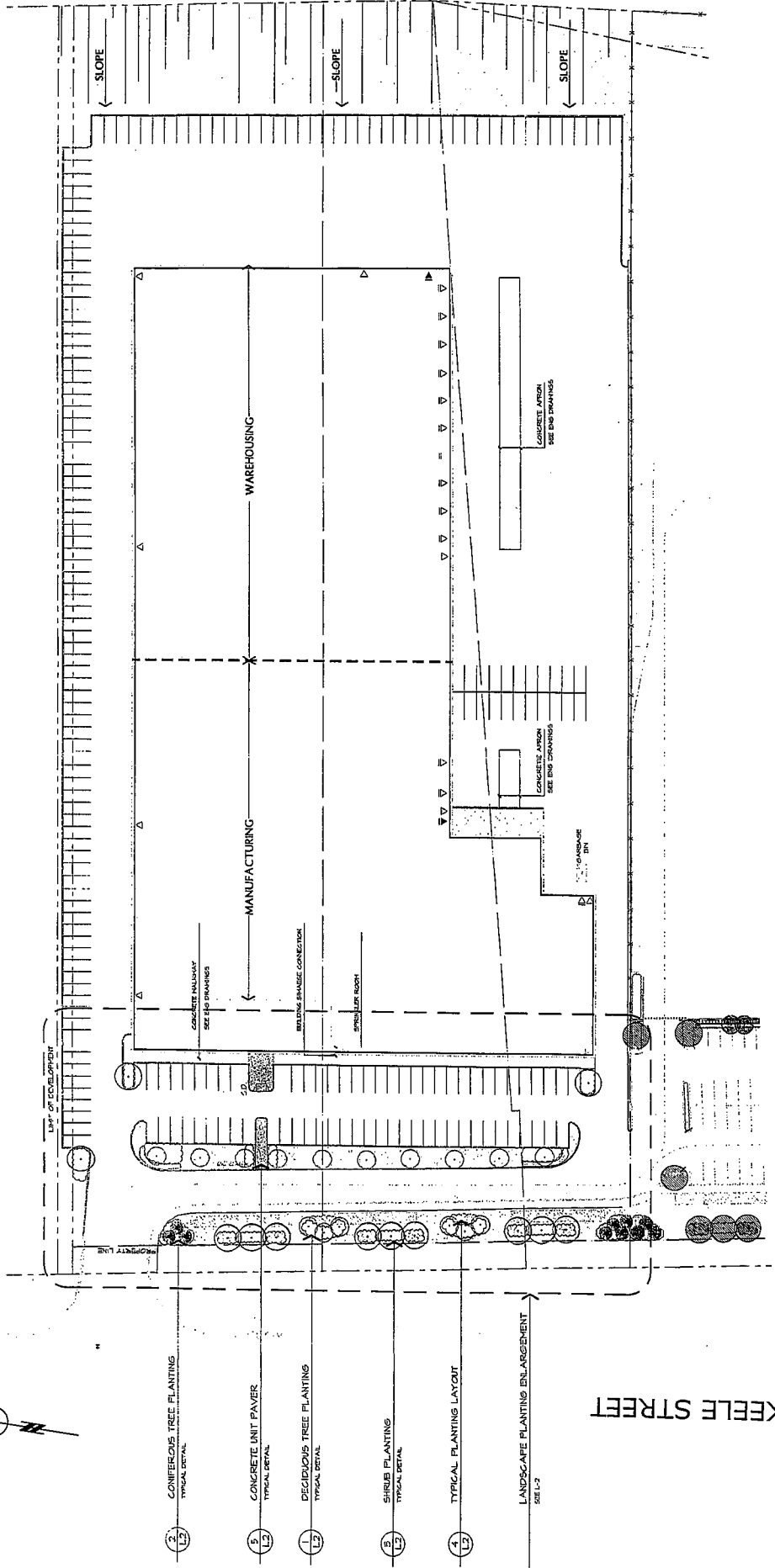
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FILE No.:
DA.07.086

November 20, 2007

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KEELE STREET

Not to Scale

Landscape Plan

Part of Lots 26 & 27,
Concession 3

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Attachment

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November 20, 2007