

**COMMITTEE OF THE WHOLE MARCH 25, 2008**

**SITE DEVELOPMENT FILE DA.08.005**  
**CONDOR PROPERTIES LTD.**

**Recommendation**

The Commissioner of Planning recommends:

THAT the building elevations shown on Attachment #3 for Site Development File DA.08.005 (Condor Properties Ltd.), BE APPROVED.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

For the Committee of the Whole to consider the building elevations (Attachment #3) for the Site Development Application (File DA.08.005) on the subject lands shown on Attachment #1, to facilitate the development of a 2,939.9m<sup>2</sup> industrial building, as shown on Attachment #2.

**Background - Analysis and Options**

The subject lands shown on Attachment #1 are located northwest of Langstaff Road and Highway #400, fronting onto Creditview Road, through to Highway #400 (201 Creditview Road), being Block 25 on Plan 65M-3427, City of Vaughan.

**Official Plan/Zoning By-law**

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 industrial building conforms and complies with the official plan and zoning by-law, respectively.

**Building Design**

The proposed elevation plan (Attachment #3) shows an irregular shaped building that will be constructed to a height of 9.2m. The proposed building materials consist of white aggregate and smooth precast and arctic blue coloured glazing. Three loading doors are proposed on the north elevation which will be screened from view of Creditview Road by a 5m high precast screen wall. There will also be roof-top screening for the mechanical equipment. The Development Planning Department is generally satisfied with the proposed building elevations and will continue to work with the Owner to finalize the elevation plan shown on Attachment #3.

**Landscape**

The proposed landscaping for the site is shown on Attachment #4, which includes 6.2m and 9m wide landscape strips adjacent to Creditview Road and Highway #400, respectively. The Development Planning Department is generally satisfied with the proposed landscaping, and will continue to work with the Owner to finalize the landscape plan shown on Attachment #4.

### **Relationship to Vaughan Vision 2020**

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 Development Planning Department is satisfied with the proposed elevations for the industrial building.

### **Attachments**

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

### **Report prepared by:**

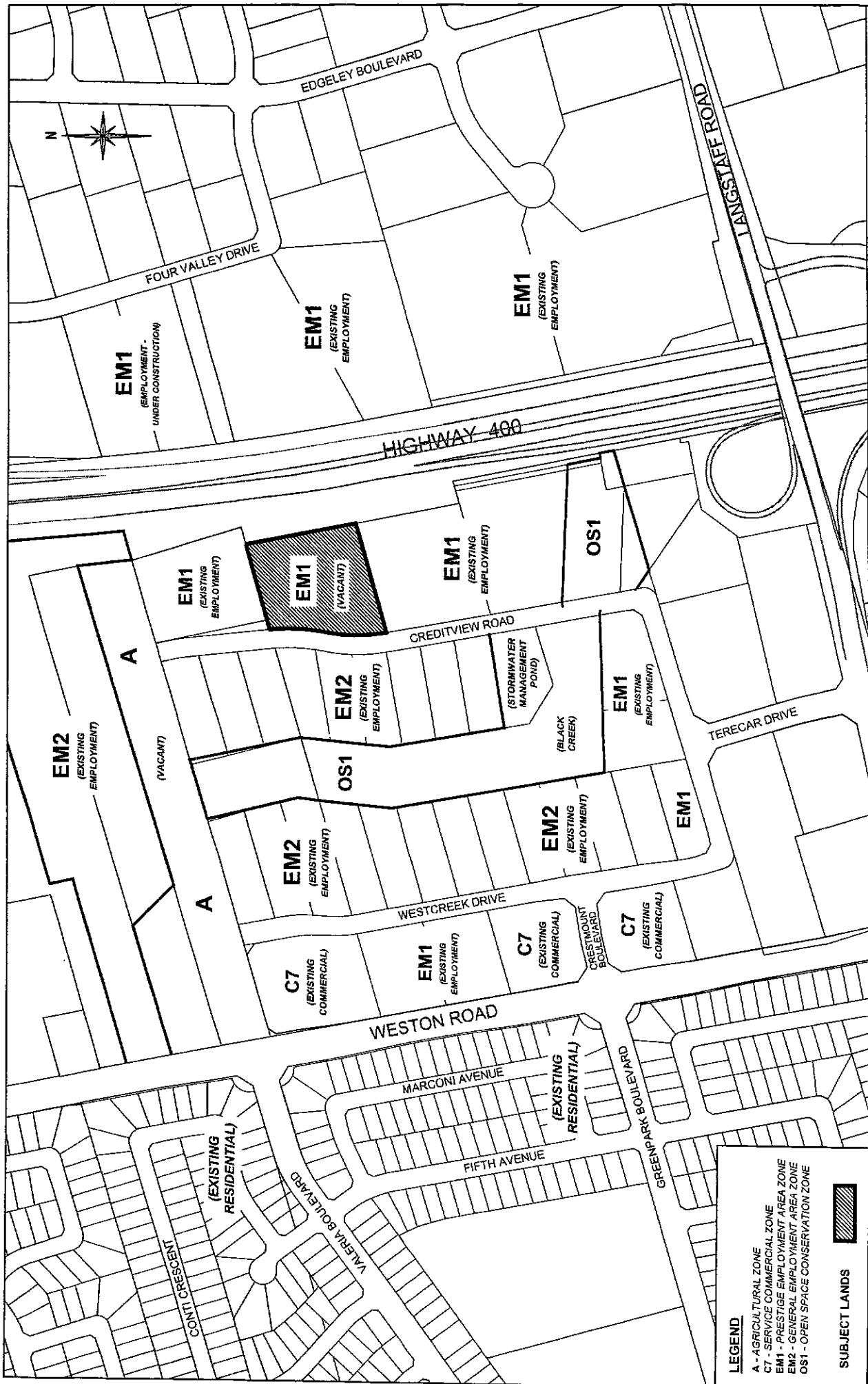
Christina Napoli, Planner, ext. 8483  
Arto Tikiryan, Senior Planner, ext. 8212

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEYAMA  
Manager of Development Planning

/LG



## Location Map

Part of Lot 12,  
Concession 5

APPLICANT:  
CONDOR PROPERTIES LTD.

FILE No.:  
DA.08.005

Not to Scale

February 8, 2008



The City Above Toronto

Development Planning Department

**Attachment 1**

# Attachment 2

FILE No.:  
DA.08.005

Not to Scale  
March 6, 2008

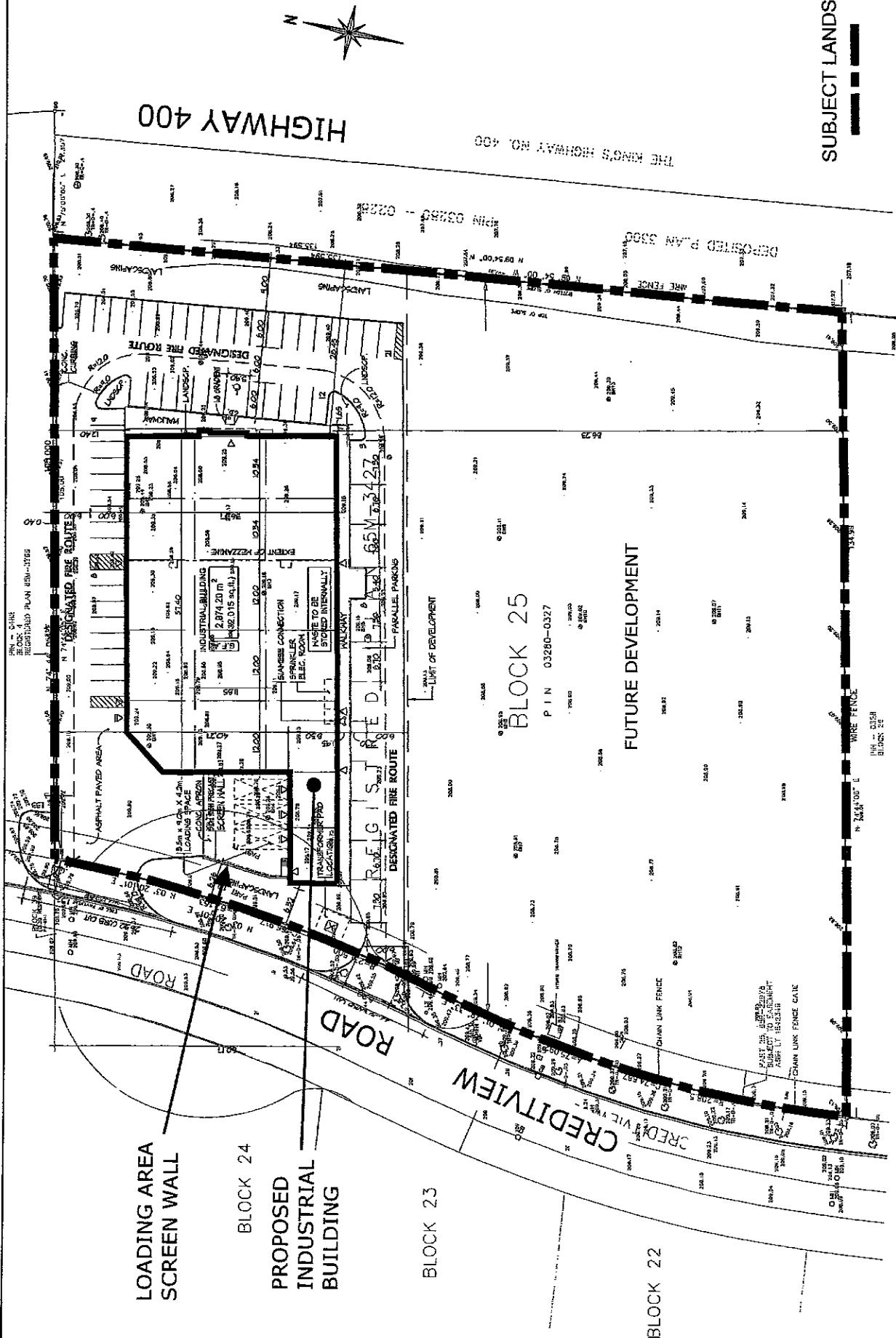


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Development Planning Department

## Site Plan

Part of Lot 12,  
Concession 5  
APPLICANT:  
CONDOR PROPERTIES LTD.  
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# Attachment 3

FILE NO.: DA 08-005

Not to Scale

**Vaughan**

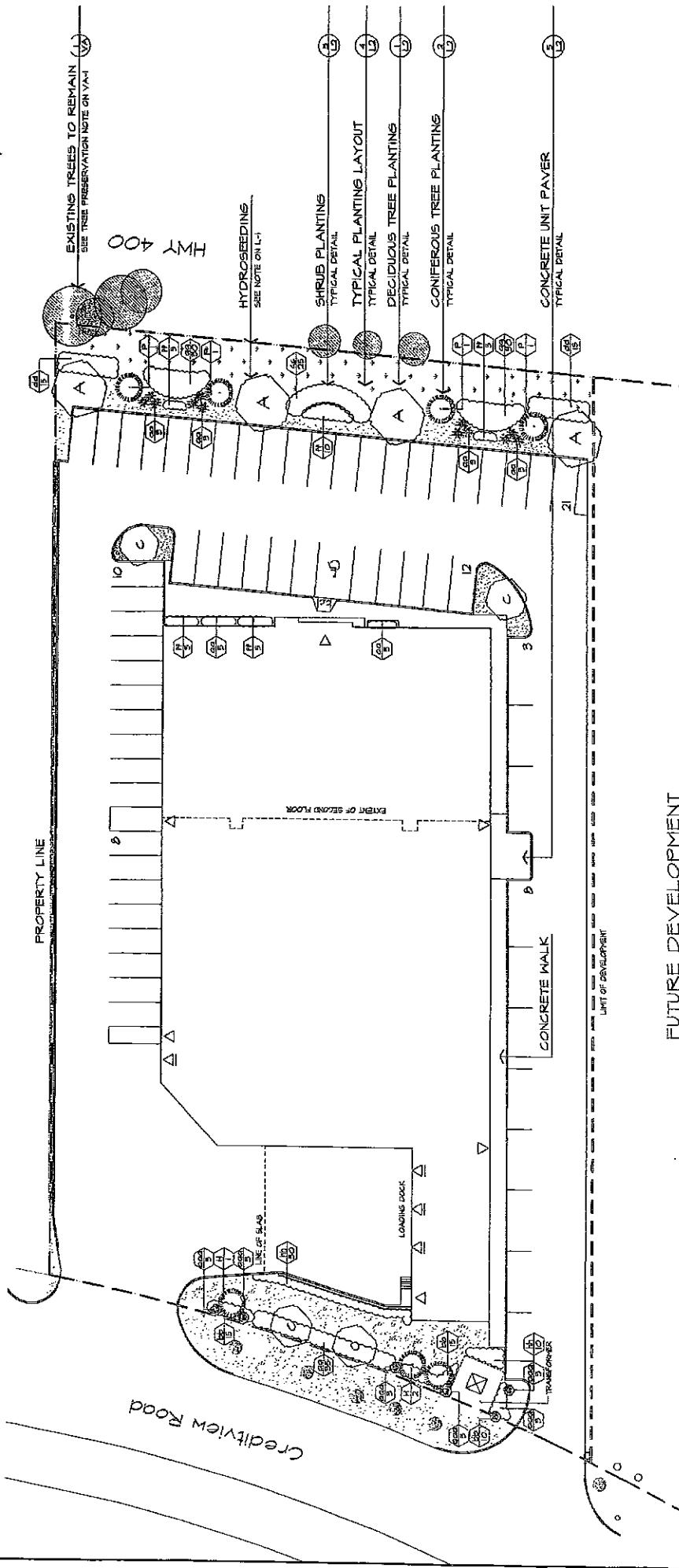
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## Elevation Plan

Part of Lot 12,  
Concession 5

APPLICANT:  
CONDOR PROPERTIES LTD.



## Landscape Plan

Part of Lot 12,  
Concession 5

APPLICANT:  
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February 8, 2008

# Attachment 4

**Vaughan**  
The City Above Toronto

Development Planning Department