



## **MEMORANDUM**

To: Mayor and Members of Council

From: Arvin Prasad, Commissioner of Development Services

Prepared by: Ron Blake, Senior Development Manager

Date: February 24, 2020

**Re:** Applications for Zoning By-law Amendment and Draft Plan of Subdivision submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9 and 5 Langstaff Road East (Ward 1)

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### **RECOMMENDATION:**

1. That the memo dated February 25, 2020 from the Commissioner, Development Services on "Application for Zoning By-law Amendment and Draft Plan of Subdivision, submitted by Condor Properties Ltd. to permit two residential towers of 50 and 45 storeys connected by a 10 storey podium at 25, 11, 9, and 5 Langstaff Road East (Ward 1), File Nos. ZA 18 162178 and SU 18 162178"; be received, and,
2. That Draft Plan of Subdivision 19TM-18006 (SU 18 162178) submitted by Condor Properties Ltd. be approved subject to the conditions attached in Appendix 'A' as may be modified by the Director of Planning and Urban Design or designate;
3. That Zoning By-law Amendment application (ZA 18 162178) submitted by Condor Properties Ltd. and attached as Appendix 'B' be finalized and enacted without further notice;
4. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this memorandum is to recommend Council approval of the final Zoning By-law and conditions of draft plan of subdivision which were endorsed by Council in draft form at the February 11, 2020 Council Meeting

**BACKGROUND:**

The attached appendices set out the recommended Zoning By-law Amendment and Conditions of Draft Plan of Subdivision approval for Condor Properties Ltd.'s Phase 1A development in the West Precinct of Langstaff Gateway. These documents were endorsed by Council at the February 11, 2020 meeting but at the time were still in draft form and have now been finalized.

**ATTACHMENTS:**

Appendix A: Conditions of Draft Plan Approval

Appendix B: Zoning By-law Amendment