

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JANUARY 29, 2013

Item 17, Report No. 1, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on January 29, 2013.

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**SITE DEVELOPMENT FILE DA.12.063
THREE STARS HOLDINGS LTD.
WARD 4 – VICINITY OF TESTON ROAD AND RODINEA ROAD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated January 15, 2013, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.063 (Three Stars Holdings Ltd.) BE APPROVED, to facilitate the development of a 1,583 m² industrial building with accessory open storage as shown on Attachments #3, #4, #6 and #8, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, building elevations, landscape plan, and landscape cost estimate shall be approved by the Vaughan Development Planning Department;
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department; and,
 - iii) the Owner shall satisfy all requirements of Metrolinx.

Contribution to Sustainability

The Owner has advised that the following sustainable features will be included within the site and building design:

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) light pollution reduction;
- iii) high efficiency plumbing fixtures;
- iv) white membrane roofing for greater solar reflectance index;
- v) low-E argon windows;
- vi) low volatile organic compound products; and,
- vii) drought tolerant and native plant species to promote water efficiency.

Economic Impact

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

Communications Plan

N/A

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Purpose

The Owner has submitted Site Development File DA.12.063 (Three Stars Holdings Ltd.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 1,583 m² industrial building, as shown on Attachments #3, #4, #6 and #8.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southeast of Teston Road and Keele Street, with 64 m of frontage on the west side of Rodinea Road, being Block 3 on Registered Plan 65M-4330, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial" by in-effect OPA #332 (Maple Valley Plan) as amended by site-specific OPA #535 and OPA #666, and further designated "Special Policy Area 3" by OPA #604 (Oak Ridges Moraine Conservation Plan). The subject lands are designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010) that was adopted by Vaughan Council on September 7, 2010 (as modified on September 7, 2011, March 20, 2012, and April 17, 2012) and is pending approval from the Ontario Municipal Board. Vaughan Official Plan 2010 proposes "Low-Rise Residential" uses on the west side of the CN Rail lands, and therefore, Development Planning Staff has asked for additional planting at the rear of the property to screen the outside storage (see Site Plan Review Section for more details) from any future residential development and passing trains. The proposed industrial building conforms to the Official Plans.

The subject lands are zoned M2 General Industrial Zone by Zoning By-law 1-88, subject to Exception 9(1097), which permits the proposed industrial use and accessory open storage. The proposed industrial development complies with Zoning By-law 1-88.

Background

On December 11, 2013, Vaughan Council considered Site Development Application DA.12.063 (Three Star Holdings Inc.) and recommended that the building elevations and rear landscaping be further enhanced. Council indicated that additional coniferous tree planting be provided to screen the outside storage area from the future "Low Rise Residential" on the west side of the CN Rail tracks. Council resolved that the Applicant meet with Staff to discuss the enhancements.

On December 14, 2012, Development Planning Staff met with the Applicant to discuss the enhancements that were needed to improve the elevations and additional rear landscaping to screen from the future residential uses on the west side of the rail lands. The Applicant has submitted revised elevations and a revised landscape plan as shown on Attachments #4, #6 and #8. The Development Planning Department supports the proposed revisions, which is the subject of this staff report.

Site Plan Review

The Owner is proposing to develop the 0.71 ha vacant site with a 1,583 m² industrial building, as shown on Attachments #3, #4, #6 and #8. The proposed building includes 610 m² of gross floor area devoted to office uses distributed over 2 floors and a one-storey 973 m² warehouse storage area.

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The previous proposed building elevations are shown on Attachments #5 and #7. The applicant has revised the main entrance elevations facing Rodine Road as shown on Attachment #6 and #8 to include large glazing panels framed in shiny aluminum panels and the use of vertical panels framing the door area. The remainder of the building consists of light grey shades of architectural precast panels and upper level windows. Overhead roll-up doors located on the north and west elevations are still proposed.

A total of 32 parking spaces are proposed including 2 barrier free parking spaces. Zoning By-law 1-88 requires that a minimum of 32 parking spaces be provided (1,583 m² @ 2 spaces/100 m²). The proposed parking supply complies with Zoning By-law 1-88.

An accessory open storage area is located in the rear yard, west of the proposed industrial building, and will be used to store equipment and vehicles associated with the industrial use to be in compliance with the open storage requirements in Zoning By-law 1-88. The open storage area is enclosed by a chain link fence with vinyl slats and accessed by double gates. Landscaped areas having a width of 3 m along the north, west and south sides of the outside storage area are proposed for screening purposes. The open storage area complies with the requirements of Zoning By-law 1-88.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. The Applicant has revised the rear landscaping treatment to include additional coniferous trees within the 3 m wide landscape strip along the rear and side lot lines to screen the proposed development from the passing trains along the CN Rail line and the future "Low-Rise Residential" use that is proposed in VOP 2010 on the west side of the tracks.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, building elevations, landscape plan and landscape cost estimate must be approved to the satisfaction of the Development Planning Department. Conditions to this effect are included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Owner has submitted a site grading and servicing plan and a stormwater management report, which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department. A condition to this effect is included in the recommendation of this report.

Metrolinx

The subject lands abut the Canadian National Railway line, which is used by Metrolinx as a commuter line. The site development application was circulated to Metrolinx for comment. The Owner will be required to satisfy any conditions and requirements of Metrolinx. A condition to this effect is included in the recommendation of this report.

Vaughan Real Estate Department

The Vaughan Real Estate Department has confirmed that no cash-in-lieu of parkland dedication is required as it was paid in full through the subdivision agreement between the City and York Major Holdings (File No. 19T-05V05).

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth and Economic Well-being".

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Regional Implications

The subject lands are located on an internal industrial subdivision road (Rodinea Road). There are no Regional implications resulting from this application.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #332, as amended by OPA #535, OPA #666 and OPA #604, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed development conforms to the Official Plan and complies with Zoning By-law 1-88. The Development Planning Department is satisfied that the development of an industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.12.063, subject to the conditions contained in this report. The proposed building elevations and landscaping plan have been substantially enhanced to address the concerns raised by Vaughan Council at its meeting on December 11, 2012, as identified in this report.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. Previous Elevations
6. Revised Elevations
7. Previous Rendering
8. Revised Rendering

Report prepared by:

Mary Caputo, Planner, ext. 8215
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

(A copy of the attachments referred to in the foregoing have been forwarded to each Member of Council and a copy thereof is also on file in the office of the City Clerk.)