

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 17, Report No. 9, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2013, as follows:

By approving the recommendation of the Commissioner of Planning, dated February 26, 2013, subject to the following in accordance with Communication C4, from the Commissioner of Planning, dated March 8, 2013:

1. ***That recommendation 1. a) iii) of Item #17 of the Committee of the Whole Report No. 9 be replaced with the following:***

“a Minor Variance Application for a reduced minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line) and reduced fence height abutting the rail line along the west lot line shall be approved by the Vaughan Committee of Adjustment and the Committee’s decision shall be final and binding; and”

17

SITE DEVELOPMENT FILE DA.12.055

YORK MAJOR HOLDINGS INC.

WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD

The Committee of the Whole recommends:

- 1) **That consideration of this matter be deferred to the Council meeting of March 19, 2013 and that staff provide a report addressing the concerns of Members of Council; 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.12.055 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 1,668 m² industrial building with accessory open storage as shown on Attachments #3 to #6 inclusive, 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;
 - iii) a Minor Variance Application for a reduced minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line) shall be approved by the Vaughan Committee of Adjustment and the Committee’s decision shall be final and binding; and,
 - iv) the Owner shall satisfy all requirements of Metrolinx.

Contribution to Sustainability

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 17, CW Report No. 9 – Page 2

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) high efficiency plumbing fixtures;
- iii) white membrane roofing for greater solar reflectance index;
- iv) low-E argon windows;
- v) low volatile organic compound products; and,
- vi) 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

Purpose

The Owner has submitted Site Development File DA.12.055 (York Major Holdings Inc.) on the subject lands shown on Attachments #1 and #2, to permit the development of a 1,668 m² industrial building with two (966.2 m² and 2,116.5 m²) accessory gravel surface open storage areas that are enclosed with a combination of a precast screen wall and chain link fence with vinyl slats, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located northeast of McNaughton Road East and Keele Street, with 105 m frontage on the west side of Rodinea Road, being Block 7 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 OPA #535 and OPA #666, and further designated "Special Policy Area 3" by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits the proposed industrial development. The subject lands are designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 7, 2011, March 20, 2012, and April 17, 2012), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. VOP 2010 permits the proposed industrial development. The proposed industrial building and accessory open storage 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). The proposed industrial building and accessory open storage complies with Zoning By-law 1-88, with the exception of the proposed reduction in the required minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line).

The Owner is proposing a variance to permit a minimum landscape strip width abutting the OS1 Zone of 2 m, whereas Zoning By-law 1-88 requires 7.5 m. The Development Planning Department is of the opinion that the proposed reduction in the minimum landscape buffer width is minor in nature and can be supported, as the subject lands abut a stormwater management

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 17, CW Report No. 9 – Page 3

pond (OS1 Zone) as shown on Attachment #2, which has significant coniferous planting, and therefore, the proposed 2.0 m wide landscape buffer together with the planting on the stormwater management pond lands, will provide sufficient vegetation along the south edge of the property. This exception has been supported in many other similar employment locations within the City.

Site Plan Review

The Owner is proposing to develop the 1.07 ha vacant industrial block with a 1,668 m² industrial building, with two gravel surface accessory open storage areas (966 m² and 2,116 m²), enclosed in part by a 3 m high precast screen wall and a 1.5 m high chain link fence, as shown on Attachments #3 to #6 inclusive. The proposed building is comprised of 552 m² of accessory office uses distributed over 2 floors and a one-storey 1,116 m² warehouse storage area.

The proposed building elevations are shown on Attachments #5 and #6, which consists of the integration of light grey architectural precast panels and thermo double glazed windows with a pronounced building entrance along the front elevation and wrapping around to the side elevations. A darker shade of grey precast is proposed for the remainder of the building, which includes upper level windows and overhead loading doors.

A total of 36 parking spaces are proposed including 2 barrier free parking spaces. Zoning By-law 1-88 requires that a minimum of 34 parking spaces be provided (1,668 m² @ 2 spaces/100 m²). The proposed parking supply complies with Zoning By-law 1-88.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and sodded areas. The Owner is proposing an abundance of deciduous trees within the 7.0 m wide landscape strip along the rear lot line to screen the proposed development from the CN Railway line and future residential to the west of the CN track. The site will also be screened by a 2.0 m high chain link fence with vinyl slats.

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 GO Transit 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 Division

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

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013

Item 17, CW Report No. 9 – Page 4

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”.

Regional Implications

The subject lands are located on Rodinea Road, which is an internal industrial subdivision road, and therefore, there are no Regional implications resulting from this application.

Conclusion

The Site Development Application DA.12.055 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 Vaughan Development Planning Department is satisfied that the development of the proposed industrial building with accessory open storage 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.12.055, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Rendered Elevations

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.)