

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF APRIL 8, 2014

Item 12, Report No. 14, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on April 8, 2014.

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**SITE DEVELOPMENT FILE DA.13.109
RINALDO GUALTIERI, C/O CLAUDIO CINAPRI
WARD 2 - VICINITY OF REGIONAL ROAD 27 AND MILANI BOULEVARD**

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Interim Director of Planning/Director of Development Planning, dated March 25, 2014, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

The Commissioner of Planning and the Interim Director of Planning/Director of Development Planning recommend:

1. THAT Site Development File DA.13.109 (Rinaldo Gualtieri, c/o Claudio Cinapri.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with an industrial building comprised of a 1-storey warehouse facility and a 2-storey office component as shown on Attachments #3 to #6, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i. the Vaughan Planning Department shall approve the final site plan, building elevations, landscape plan, and signage plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan, and stormwater management report; and,
 - iii. the owner shall satisfy all conditions and requirements of the Toronto and Region Conservation Authority.

Contribution to Sustainability

The application implements the following Goals and Objectives of Green Directions Vaughan:

Goal 2: To ensure sustainable development and redevelopment.

- Objective 2.2: To develop Vaughan as a City with a maximum greenspace and an urban form that supports our expected population growth.

Goal 4: To create a vibrant community where citizens, business and visitors thrive.

- Objective 4.2: Ensure that the City of Vaughan attracts business and investment that will result in well-paying jobs for Vaughan Citizens, a sustainable tax base and continuing prosperity into the 21st century.

In accordance with Goal 2 identified above, the Owner has advised that following, but not limited to, sustainable site and building features will be included in the proposed development:

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- outdoor lighting will be designed to reduce light pollution and ensure safety and comfort
- recycled stone/concrete will be used for the sub-base of the parking lot
- bicycle racks are proposed on the site to encourage an alternative mode of transportation
- high efficiency HVAC
- drought resistant plants
- low VOC adhesives, sealants and paints and coatings will be utilized

Economic Impact

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

Communications Plan

N/A

Purpose

To seek approval from the Committee of the Whole of Site Development File DA.13.109 (Rinaldo Gualtieri, c/o Claudio Cinapri) for the subject lands shown on Attachments #1 and #2, to permit the construction of a new 1,409.91 m² industrial building comprised of a 1-storey warehouse facility and a 2-storey office component, served by 28 parking spaces as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The 0.48 ha property is located on the west side of Milani Boulevard, west of Regional Road 27 and south of Langstaff Road, being Block 3 on Plan 65M-4385, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, and April 17, 2012) and further modified and endorsed by Region of York Council on June 28, 2012, and approved, in part, by the Ontario Municipal Board on July 23, 2013, December 2, 2013, and February 3, 2014. The proposed industrial building with a related office component conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1253). The proposed industrial building complies with the development standards of Zoning By-law 1-88.

Site Plan Review

The subject lands shown on Attachments #1 and #2 are rectangular in shape with frontage onto Milani Boulevard. The proposed site plan shown on Attachment #3, includes an industrial building comprised of a 1-storey warehouse facility and a 2-storey office component with a total gross floor area of 1,409.91 m². The building is setback approximately 26 m from Milani Boulevard, providing for a 6 m landscape strip and 2 rows of parking between the building and the street. The site is accessed from Milani Boulevard by two driveways, providing one-way traffic direction around the site, and also serving as the main fire fighting route.

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A total of 28 parking spaces are proposed on the site, including 16 spaces located between the building and Milani Boulevard and 12 spaces at the rear of the property. Two truck loading spaces are proposed at the rear of the building with an additional loading space proposed adjacent to the parking spaces in the rear yard. A 5 m wide landscape strip is proposed along the rear lot line, which abuts Rainbow Creek. The loading area slopes downwards toward the building and is partially screened with a concrete retaining wall, as shown on Attachment #5. The proposed garbage/refuse area is located inside the building along the west elevation, which is supported by the Vaughan Public Works Department.

The proposed building elevations are shown on Attachment #5. The building will be constructed to a maximum height of 8.45 m, providing a 2-storey high massing. The building materials consist of glazing, aluminum paneling, architectural precast paneling, exposed aggregate precast paneling, metal panels, and natural cut stone. The main entrance (north elevation) facing Milani Boulevard consists of glazing as the main wall material capped with aluminum paneling system, and accented by a main entrance feature comprised of natural stone and spandrel glazing. The south, east and west elevations consist of exposed aggregate precast paneling system and insulated wall paneling system accented by glazing and various man and overhead doors. The Planning Department is satisfied with the proposed elevations.

Landscaping

The proposed landscape plan is shown on Attachment #4 and consists of a mix of sod and deciduous and coniferous trees and shrubs. A 6 m wide landscape strip along the street line is provided as well as a 5 m wide landscape berm in the rear yard abutting Rainbow Creek. The details for the proposed ground sign located in the landscape strip abutting Milani Boulevard is shown on Attachment #6. The Planning Department will continue working with the applicant to finalize the landscape plan and signage details.

Vaughan Development/Transportation Engineering Department

The Vaughan Development/Transportation Engineering Department has reviewed the site servicing and grading plans, site screening questionnaire, and storm water management report, and provide the following comments:

i. Environmental

No further environmental site assessment reports are required at this time.

ii. Transportation

The Transportation Section has red-lined the site plan indicating that the necessary functional and directional signage be included in the next submission. A copy of the red-lined plan has been forwarded to the applicant in this respect.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner must satisfy all requirements of the Development/Transportation Engineering Department.

Vaughan Public Works Department (Waste Management Division)

The Vaughan Public Works Department has reviewed the development application and has indicated that the submission implements the policies contained in Vaughan's approved "Waste Collection Design Standards Policy" to the satisfaction of the Vaughan Public Works Department.

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Vaughan Legal Services Department, Real Estate Division

The Vaughan Legal Services Department, Real Estate Division has confirmed that cash-in-lieu of parkland dedication is not required as it was paid in full through the registration of Plan of Subdivision File 19T-90018.

Toronto and Region Conservation Authority (TRCA)

The application has been circulated to the TRCA, and the applicant must satisfy all TRCA conditions prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect has been included in the recommendation of this report.

Relationship to Vaughan Vision 2020/Strategic Plan

This report is consistent with the following initiatives set forth in the Vaughan Vision 2020/Strategic Plan:

i. Lead and Promote Environmental Sustainability

The Owner will be incorporating the sustainable site and building features identified in this report.

The proposed development includes bicycle racks, and indoor plumbing fixtures that reduce water requirements, and low VOC adhesive, sealants, paints and coatings. The proposed landscape plan includes drought tolerant plant material to encourage water conservation.

ii. Manage Growth and Economic Well Being

The proposed development implements the City's current Official Plan and the Growth Management Strategy as set in Vaughan Official Plan 2010.

Regional Implications

The Region of York Transportation and Community Planning Department has advised they have no objection to the proposed development.

Conclusion

Site Development File DA.13.109 has been reviewed in accordance with the Official Plan, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Planning Department is satisfied that the proposed development for an industrial building consisting of a one-storey warehouse facility and 2-storey associated office component is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations
6. Ground Sign Detail

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(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.)