

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013**

Item 14, Report No. 28, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

**14**

**SITE DEVELOPMENT FILE DA.13.011  
ZEPPIERI GROUP LTD.  
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated June 11, 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.13.011 (Zeppieri Group Ltd.) BE APPROVED, to facilitate the development of a 1,395.12 m<sup>2</sup> industrial building with accessory office and open storage, as shown on Attachments #3 to #7 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, landscape cost estimate, and the relocation of the garbage enclosure internal to the proposed building and the change to the north and south fence material to screen the rear open storage from wood to precast concrete (2.0 m high) shall be approved by the Vaughan Development Planning Department; and,
    - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department.

**Contribution to Sustainability**

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

Goal 2: To ensure sustainable development and redevelopment

- Objective 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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

- Objective 4.2: Ensure that the City of Vaughan attracts businesses 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 the goals and objectives identified above, the Owner has advised that the following, but not limited to, sustainable site and building features will be included in the proposed development:

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- i) recycled concrete will be used in the parking lot and paved areas;
- ii) bike racks will be provided to promote cycling as an alternative to motor vehicles;
- 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;
- vii) drought tolerant and native plant species to promote water efficiency; and,
- viii) three-stream waste disposal system.

#### **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.13.011 (Zeppieri Group Ltd.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 1,395.12 m<sup>2</sup> industrial building with accessory office and open storage, as shown on Attachments #3 to #7 inclusive.

#### **Background - Analysis and Options**

##### **Location**

The subject lands shown on Attachments #1 and #2 are located east of Keele Street, south of Teston Road, with frontage on the east side of Rodinea Road, being Block 12 on Registered Plan 65M-4330, City of Vaughan.

##### **Official Plan and Zoning**

The subject lands are designated "Industrial" by in-effect OPA #332 (Maple Valley Plan), as amended by OPA #535 and OPA #666, and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan). The "Industrial" designation permits the proposed warehousing and accessory office use. In addition, open storage up to a maximum of 30% of the lot is permitted. 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 is pending approval from the Ontario Municipal Board. VOP 2010 permits the proposed industrial building with accessory office and open storage. The industrial building proposal 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 building with accessory office and open storage. The proposal complies with Zoning By-law 1-88, as amended.

##### **Site Plan Review**

The Owner is proposing to develop the 0.68 ha vacant industrial lot with a 1,395.12 m<sup>2</sup> industrial building and accessory open storage area, as shown on Attachments #3 to #6 inclusive.

The proposed elevations shown on Attachments #5 and #6 consist of white and grey architectural precast concrete and red aluminum panels with thermo double glazed windows. The main

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entrance facing Rodinea Road is designed with glazing and red aluminium panel accents. Four (4) overhead roll-up doors are located on the east elevation, with one (1) additional overhead roll-up door located on the south elevation. The building consists of a 328.24 m<sup>2</sup> office and a 1,066.88 m<sup>2</sup> warehouse, as shown on Attachment #3. A concrete pedestrian walkway connects the main building entrance to Rodinea Road. A 4.0 m x 0.89 m pylon sign measuring 1.2 m in height is located in the southerly portion of the front yard, as shown on Attachments #3 and #7.

A total of 28 parking spaces are provided on-site including 2 barrier free spaces. Zoning By-law 1-88 requires that parking for the proposed development is calculated as follows:

$$2.0 \text{ spaces} / 100 \text{ m}^2 \times 1,395.12 \text{ m}^2 = 28 \text{ parking spaces.}$$

The proposal complies with the minimum parking requirement of Zoning By-law 1-88.

The Owner is proposing a 5.0 x 6.0 m wood garbage enclosure located at the northeast corner of the property as shown on Attachment #3. An external garbage enclosure is not considered appropriate as they often result in nuisance for (e.g. smells, rodents, tidiness, etc.). The Development Planning Department recommends that the proposed external garbage enclosure be relocated internal to the proposed industrial building, which the applicant has agreed to do.

An accessory open storage area is located in the rear yard, east of the proposed industrial building, and will be used to store equipment and vehicles associated with the industrial use. The open storage area is proposed to be enclosed by a 2.4 m high wood screen fence on the north and south sides. However, in accordance with the Urban Design Guidelines for the McNaughton Community Plan (North Portion), approved by Vaughan Council in October, 2007 (revised April, 2013), open storage is to be screened by a 2.0 m high precast concrete screen fence. The Applicant has agreed to change the north and south fence materials from wood to precast concrete measuring 2.0 m in height. The open storage area is screened by a 4.0 m high concrete retaining wall and chain link fence along the rear (i.e. east) lot line, in accordance with the details in the registered subdivision agreement. A 2.0 m high decorative screen wall extends north from the front face of the building is also proposed. The open storage area is accessed at the north and south ends of the office component by double sliding decorative gates measuring 2.0 m in height. 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, rockery and sodded areas, as shown on Attachment #4. Deciduous trees are proposed within the 4.0 m wide landscape strip along the rear lot line to screen the proposed development from the abutting open space lands to the east. The Owner is also proposing a 6.0 m wide landscaped area along the west property limit facing Rodinea Road and 1.5m wide landscape strips along the westerly portion of the north and south property limits.

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, and the relocation of the garbage enclosure internal to the building and the change to the north and south fence material to screen the rear open storage from wood to precast concrete (2.0 m high), 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.

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#### Vaughan Real Estate Division

The Vaughan Real Estate Division 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 19T-05V05).

#### **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 a three stream waste disposal system which will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency to encourage proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) Plan and Manage Growth & 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 subject lands are located on a City internal industrial subdivision road (Rodinea Road). There are no Regional implications resulting from this application.

#### **Conclusion**

Site Development File DA.13.011 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 Development Planning Department is satisfied that the proposed industrial building is appropriate and compatible with the existing and permitted uses in the surrounding area, subject to the recommendations in this report, including relocating the external garbage enclosure to be internal to the industrial building, and revising the north and south fencing that screens the rear open storage from wood to precast concrete material (2.0 m high). Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.011, subject to the conditions contained in this report.

#### **Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations - East and West
6. Elevations - North and South
7. Pylon Sign Elevations

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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.)