

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF SEPTEMBER 26, 2017**

Item 9, Report No. 31, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on September 26, 2017.

**9**

**SITE DEVELOPMENT FILE DA.17.001**  
**PS ROMINA DRIVE INC.**  
**WARD 4 - VICINITY OF JANE STREET AND LANGSTAFF ROAD**

**The Committee of the Whole recommends:**

- 1) That the recommendation contained in the following report of the Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning, dated September 19, 2017, be approved; and**
- 2) That the coloured elevation submitted by the applicant be received.**

**Recommendation**

The Deputy City Manager, Planning & Growth Management, Director of Development Planning and Senior Manager of Development Planning recommend:

1. THAT Site Development File DA.17.001 (PS Romina Drive Inc.) BE APPROVED, to permit the development of the subject lands shown on Attachments #1 and #2 with a three-storey, 13,430 m<sup>2</sup> self-storage facility (Public Storage), 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 Development Planning Department shall approve the final site plan, building elevations, landscape plan and signage details;
    - ii) the proposed overhead doors on the east elevation facing Jane Street shall match the colour of the building façade and additional deciduous trees shall be planted within the proposed landscape strip adjacent to Jane Street in order to mitigate any visual impact the overhead doors may have on the Jane Street frontage, to the satisfaction of the Development Planning Department;
    - iii) the Development Engineering and Infrastructure Planning Department shall approve the final grading and servicing plan, erosion and sediment control plan, and storm water management report;
    - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
    - v) the Owner shall satisfy all requirements of York Region.

**Contribution to Sustainability**

The application implements the following Goal and Objective of Green Directions Vaughan:

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

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In accordance with the goals and objectives identified above, the Owner has advised that the following sustainable site and building features will be included in the proposed development:

- bicycle racks
- low emissivity (low “E”) glazing
- exterior light emitting diode (LED) lighting
- low-flow plumbing fixtures
- 60 mm white thermoplastic polyolefin (TPO) cool roof surface

#### **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 for Site Development File DA.17.001 for the subject lands shown on Attachments #1 and #2, to permit a three-storey, 13,430 m<sup>2</sup> self-storage facility (Public Storage) and signage, as shown on Attachments #3 to #6.

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

##### *Synopsis:*

*The Owner is proposing to develop the vacant 1.4 ha subject lands with a 13,430 m<sup>2</sup> self-storage facility. The Development Planning Department supports the proposal, subject to the design recommendations in this report requesting an upgraded east elevation and additional landscaping within the landscape strip along Jane Street, as it conforms to the Official Plan, complies with Zoning By-law 1-88, and is compatible and appropriate with the existing and planned land uses.*

##### Location

The vacant 1.4 ha subject lands shown on Attachments #1 and #2 are municipally known as 201 Romina Drive, and are located on the west side of Jane Street, north of Langstaff Road, City of Vaughan. The surrounding land uses are shown on Attachment #2.

##### Official Plan and Zoning

The subject lands are designated “Prestige Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits manufacturing, warehousing, processing, and distribution uses with accessory office and retail uses. The proposed development conforms to VOP 2010.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, which permits the proposed self-storage facility. No zoning exceptions are required to facilitate the proposed development, and therefore, the proposal complies with Zoning By-law 1-88.

##### Site Plan Review

The proposed site plan shown on Attachment #3 includes a three-storey, 13,430 m<sup>2</sup> self-storage facility (Public Storage). A total of 960 storage units are proposed, together with a 155 m<sup>2</sup> rental office located on the ground floor.

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Access to the site is proposed via one driveway entrance from Romina Drive. Security access gates are proposed to be located on the north and south side of the proposed building, as shown on Attachment #3. The required parking will be provided around the perimeter of the site, with most of the parking spaces being located adjacent to the Romina Drive frontage. A total of 139 parking spaces are proposed, including 6 barrier-free spaces. A pedestrian walkway is proposed from Romina Drive to the main entrance of the building located on the west building elevation.

The proposed building elevations are shown on Attachment #5, and consist of architectural precast and metal panels, clear vision and spandrel glazing. Overhead metal doors are proposed on all four sides of the building in order to access the individual storage units. The Development Planning Department recommends that the overhead doors on the east elevation, which faces onto Jane Street, match the colour of the building façade in order to mitigate any visual impact the overhead doors may have on the Jane Street frontage.

The landscape plan consists of a mix of deciduous trees, shrubs and perennials, located along Romina Drive and Jane Street, as shown on Attachment #4. An ornamental fence is proposed along the easterly property line facing Jane Street, with the remaining perimeter of the site enclosed by a 1.8 m high black vinyl fence. The Development Planning Department recommends that additional deciduous trees be planted within the landscape strip adjacent to Jane Street to mitigate the visual impact of the proposed overhead doors facing Jane Street.

The proposed signage is shown on Attachment #6 and consists of an orange and black pylon sign with a LED digital display located adjacent to Jane Street, and a ground sign located adjacent to the Romina Drive entrance. The LED display will consist of only lettering and will not contain any graphics.

The Development Planning Department will continue to work with the owner to finalize the details of the proposal, including the recommended modifications to the Jane Street elevation. The final site plan, building elevations, and landscape plan must be approved by the Development Planning Department prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in the recommendation of this report.

#### **Toronto and Region Conservation Authority (TRCA)**

The subject lands are located within a Wellhead Protection Area Q2 (WHPA-Q2), and requires the submission of a site-specific water balance assessment for review by the TRCA to mitigate development related impacts on water infiltration. The water balance assessment must demonstrate that pre-development water recharge levels can be maintained. The Owner must satisfy all requirements of the TRCA. A condition to this effect is included in the recommendation of this report.

#### **Development Engineering and Infrastructure Planning (DEIP) Department**

The DEIP Department must approve the final site grading and servicing plan, erosion and sediment control plan, and stormwater management report, submitted in support of the Site Development Application. A condition to this effect is included in the recommendation of this report.

#### **Relationship to Term of Council Service Excellence Strategy Map (2014-2018)**

This report supports the following priority set forth in the Term of Council Service Excellence Strategy Map (2014-2018):

- Attract investment and create jobs

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#### **Regional Implications**

The subject lands are located adjacent to Jane Street, a right-of-way under the jurisdiction of York Region. The Owner is required to convey a 5 m wide strip land across the full property frontage in order to facilitate a planned 45 m right-of-way width for Jane Street. The road widening is included in the proposed site-plan shown on Attachment #3 and will be finalized by York Region staff prior to the execution of Site Plan Letter of Undertaking. No encroachments are proposed within the Regional right-of-way, as all fencing and landscaping will be located within the proposed 9 m landscape buffer located on the subject lands adjacent to Jane Street. The Owner is also required to address any requirements of the York Region Community Planning and Development Services Department, including entering into a Site Plan Agreement with York Region. A condition to this effect is included in the recommendation of this report.

#### **Conclusion**

Site Development File DA.17.001 has been reviewed in consideration of the policies of VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The development proposal conforms with VOP 2010 and is a permitted use and complies with Zoning By-law 1-88. The Development Planning Department is satisfied that the development proposal 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.17.001, subject to the recommendations in this report.

#### **Attachments**

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

#### **Report prepared by:**

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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.)