

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 19, Report No. 41, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 9, 2014.

19

SITE DEVELOPMENT FILE DA.14.057

TATONE PROPERTIES INC.

WARD 4 - VICINITY OF JANE STREET AND RUTHERFORD ROAD

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning, Director of Development Planning and Manager of Development Planning, dated December 2, 2014, be approved; and**
- 2) That the deputation of Mr. Brian Martin, A. Baldassarra Architect Inc., be received.**

Recommendation

The Commissioner of Planning, Director of Development Planning and Manager of Development Planning recommend:

1. THAT Site Development File DA.14.057 (Tatone Properties Inc.) BE APPROVED, to facilitate the development of the subject lands shown on Attachments #1 and #2 with two and three-storey building additions totaling 6,341 m², to the existing two-storey, 4,132 m² employment building, as shown on Attachments #3 and #5, to facilitate a total 10,283m² indoor self-storage facility with ancillary office, 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, elevation drawings and landscape plan;
 - ii. the Vaughan Development/Transportation Engineering Department shall approve the final site servicing and grading plan and stormwater management report;
 - iii. the decision of the Vaughan Committee of Adjustment for the required exceptions to Zoning By-law 1-88, as identified in Table 1 of this report to implement the proposal, shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,
 - iv. the Owner shall satisfy all requirements of York Region.

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, and by ensuring that the strategy is subject to periodic review and renewal

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 19, CW Report No. 41 – Page 2

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:

- recycled concrete in the parking lot and paved areas;
- high efficiency plumbing fixtures;
- white membrane roofing for greater solar reflectance index;
- low-E argon windows;
- low volatile organic compound products; and,
- 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

To seek approval from the Committee of the Whole for Site Development File DA.14.057 (Tatone Properties Inc.) respecting the subject lands shown on Attachments #1 and #2, to facilitate two and three-storey building additions totaling 6,341 m², to the existing two-storey, 4,132 m² employment building, as shown on Attachments #3 and #5. The proposal will facilitate a 10,283m² indoor self-storage facility (Village Storage) with ancillary office.

Background - Analysis and Options

Location

The 0.91 ha subject lands shown on Attachments #1 and #2 are located on the east side of Jane Street, south of Riverrock Gate, municipally known as 290 Caldari Road, City of Vaughan. The surrounding land uses are identified 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 without outside storage. The proposed 6,341 m² building addition to facilitate a 10,283 m² self-storage facility 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. The following site-specific zoning exceptions to the EM1 Zone standards have been identified to facilitate the proposed site development:

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 19, CW Report No. 41 – Page 3

Table #1:			
	By-law Standard	By-law 1-88 Requirement of the EM1 Prestige Employment Area Zone	Proposed Exceptions to the EM1 Prestige Employment Area Zone
a.	Minimum Unit Size for a Multi-Unit Building Abutting Jane Street	274 m ²	Less than 274 m ² (a total of 725 storage units varying in size from 2 m ² to 28 m ²)
b.	Minimum Number of Parking Spaces	206 spaces	54 spaces

The Vaughan Planning Department can support the proposed zoning exceptions, which are required to implement the site plan. Zoning By-law 1-88 requires a minimum unit size of 274 m² for a multi-unit building abutting Jane Street. The proposed indoor self-storage facility contains 725 storage units varying in size from 2 m² to 28 m². The operation and function of the self-storage facility differs from that of a conventional multi-unit building, as one owner will operate the proposed 10,283 m² self-storage facility, with residential and small business users renting units for the purposes of storing personal effects, inventory and tools. The proposed use is also permitted by Zoning By-law 1-88. On this basis, the Vaughan Planning Department has no objection to the reduction in unit size for units contained within a self-storage facility.

Fifty-four (54) parking spaces are proposed. Zoning By-law 1-88 requires that parking for the proposed redevelopment is calculated as follows:

$$\text{Multi-Unit Employment Building: } 10,283 \text{ m}^2 @ 2 \text{ spaces}/100 \text{ m}^2 = 206 \text{ spaces}$$

The owner has submitted a Traffic Generation Study dated October 28, 2014, in support of the proposal. The Traffic Generation Study analyzed 158 storage facilities ranging in size from 100 units to 1,700 units. The Study concludes that the proposed facility on the subject lands requires 13 parking spaces to serve the proposed 725 storage units. The owner is proposing 54 parking spaces on the subject lands.

The Vaughan Development/Transportation Engineering Department has reviewed the Traffic Generation Study and is satisfied with its findings and conclusions. Accordingly, the Vaughan Planning Department has no objection to the reduction in parking.

The owner applied to the Vaughan Committee of Adjustment for approval of the above-mentioned zoning deficiencies through Minor Variance Application A295/14. On November 6, 2014, the Committee of Adjustment approved Minor Variance Application A295/14. Prior to execution of the Site Plan Letter of Undertaking, the Vaughan Committee of Adjustment's decision shall be final and binding and the owner shall satisfy any conditions of approval imposed by the Committee. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The subject lands are developed with an existing red brick two-storey, 4,132 m² employment building. The owner is proposing a three-storey addition to the rear (facing Caldari Road) and interior of the building, a two-storey partial addition on the north side of the building, and a third floor addition above portions of the existing two-storey building, as shown on Attachments #3 and

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 19, CW Report No. 41 – Page 4

#5. The proposal also includes the conversion of the existing internal second floor mezzanine to a full second floor. The two and three-storey building additions and conversion of the second storey mezzanine total 6,341 m². The proposal will facilitate a 10,283 m² indoor self-storage facility (Village Storage) with ancillary office.

A total of 725 storage units are proposed, with a 274 m² rental office located on the ground floor. The parking area abutting Jane Street will be retained, apart from the removal of four (4) parking spaces to facilitate access to additional storage units located within the proposed breezeway. Twenty-four (24) parking spaces that abut Caldari Road are to be removed to facilitate the proposed three-storey building addition and added landscaping. Access to the site is from three existing driveways, all with ingress and egress from Caldari Road.

The proposed building elevations are shown on Attachment #5. Vaughan Council approved the Jane Street building elevation on June 8, 2010, through Site Development File DA.10.031. Existing building materials for the west building elevation consists of beige and brown EIFS cladding with sand coloured masonry veneer. The west elevation will remain mostly unchanged; however, the existing entranceway consisting of spandrel glazing will be removed to facilitate a new breezeway and access, as shown on Attachment #5. The third-storey addition elevation facing Jane Street consists of beige architectural pre-cast panels.

The north and south building elevations consist of a series of overhead roll-up doors, each with access to a separate storage unit, and elements of the existing red brick face with new beige and brown architectural precast panels, as shown on Attachment #5. The east elevation facing Caldari Road consists of architectural precast panels, vision glazing and new building signage.

The landscape plan consists of a mix of deciduous trees, shrubs and perennials, as shown on Attachment #4. The existing 9 m wide landscape strip abutting Jane Street is to be retained. The Region of York Transportation and Community Planning Department has identified a road widening for Jane Street that may require the conveyance of a portion of the 9 m wide landscape strip. However, this will not affect the existing landscaping elements within the 9 m wide strip, and the owner will be required to enter into an encroachment agreement with the Region of York for the existing landscaping. The owner is also proposing an increase in the landscape strip width abutting Caldari Road from 3 m to 6 m, along with additional planting elements such as deciduous and coniferous shrubs, perennials and rockery.

The Vaughan Planning Department will continue to work with the owner to finalize the details of the proposal. The Vaughan Planning Department must approve the final site plan, building elevations, and landscape plan, prior to the execution of the Site Plan Letter of Undertaking. Conditions to this effect are included in the recommendation of this report.

Vaughan Development/Transportation Engineering Department

The Vaughan Development /Transportation Engineering Department must approve the final site grading and servicing plan and stormwater management report, submitted in support of the application. A condition to this effect is 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.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 9, 2014

Item 19, CW Report No. 41 – Page 5

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

On November 5, 2014, Vaughan Planning staff received written correspondence dated November 3, 2014, from the Region of York Transportation and Community Planning Department, who reviewed the proposal and advised that a road widening of 22.5 m from the centreline of Jane Street is required. The owner is required to enter into an encroachment agreement for the existing landscaping abutting Jane Street in the Region's right-of-way. Upon determination of the new property line abutting Jane Street, the owner may also be required to submit a further application to the Vaughan Committee of Adjustment for a reduction of the required landscape strip width abutting Jane Street. However, there will be no changes or impact to the existing landscape strip, as mentioned previously in this report.

The Region requests that prior to final site plan approval, the Region shall complete the site plan agreement with the owner and provide final sign off to the City. A condition of approval is included in the recommendation requiring the owner to satisfy all requirements of the Region of York.

Conclusion

Site Development File DA.14.057 has been reviewed in accordance with VOP 2010, Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The Vaughan Planning Department is satisfied that the proposed redevelopment of the subject lands is permitted by Zoning By-law 1-88 and is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Vaughan Planning Department can support the approval of Site Development File DA.14.057, subject to the recommendations in this report.

Attachments

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

Report prepared by:

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Christina Napoli, Senior Planner, ext. 8483

(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.)