

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

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WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 6, 2012, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant, be received.

iii) the Owner shall satisfy all requirements of Metrolinx.

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) bike racks 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; and,
- vii) drought tolerant and native plant species to promote water efficiency.

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Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.12.087 (Ruscica Holdings Ltd.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2,906 m² industrial building, as shown on Attachments #3 to #5 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 64 m of frontage on the west side of Rodinea Road, being Block 2 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 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). The subject lands are designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010) that was adopted by Vaughan Council on September 7, 2010 (as modified on September 7, 2011, March 20, 2012 and April 17, 2012) and is pending approval from the Ontario Municipal Board. The proposed industrial building 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 use. The proposed industrial building complies with Zoning By-law 1-88, as amended.

Site Plan Review

The Owner is proposing to develop the 0.74 ha vacant industrial block with a 2,906 m² industrial building, as shown on Attachments #3 to #5 inclusive. The proposed building includes 1,020 m² of office uses distributed over 2 floors and a one-storey 1,886 m² warehouse storage area.

The proposed building elevations shown on Attachment #5, consists of grey architectural precast panels and thermo double glazing. The main entrance of the building is located on the east elevation and is designed with glazing and architectural precast panel accents. Overhead roll-up doors are located on the south and west elevations.

A total of 58 parking spaces are proposed including 2 barrier free parking spaces. Zoning By-law 1-88 requires that a minimum of 58 parking spaces be provided (2,906 m² @ 2 spaces/100 m²). The proposed parking supply complies with Zoning By-law 1-88.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. Deciduous trees are proposed within the 7.3 m wide landscape strip along the rear lot line to screen the proposed development from the CN Railway line.

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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 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 priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth and Economic Well-being”.

Regional Implications

The subject lands are located on an internal industrial subdivision road (Rodinea Road). There are no Regional implications resulting from this application.

Conclusion

The Site Development Application 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 development of an industrial building 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.12.087, subject to the conditions contained in this report.

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Attachments

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

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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.)