

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF DECEMBER 10, 2013

Item 7, Report No. 52, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 10, 2013.

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SITE DEVELOPMENT FILE DA.13.064
YORK MAJOR HOLDINGS INC.
WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST

The Committee of the Whole recommends:

- 1) That the recommendation contained in the following report of the Commissioner of Planning and the Director of Development Planning, dated November 26, 2013, be approved; and**
- 2) That the coloured elevation drawings submitted by the applicant be received.**

Recommendation

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

1. THAT Site Development File DA.13.064 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 9,806.28 m² industrial building with an accessory 3-storey office component, as shown on Attachments #3 to #5 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 signage plan shall be approved by the Vaughan Development Planning Department;
 - ii. the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii. the Owner shall ensure that Blocks 18 and 19 on Registered Plan 65M-4340 are consolidated under a single Property Identification Number (P.I.N.) through the Registry Office to the satisfaction of the Vaughan Building Standards Department;
 - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department; and,
 - v) the Owner shall satisfy all requirements of Metrolinx.

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 an urban form that supports our expected population growth.

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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:

- i) light pollution reduction by designing outdoor lighting for safety and comfort;
- ii) indoor plumbing fixtures that reduce water consumption;
- iii) recycled concrete material in the parking lot pavement construction;
- iv) utilizing roofing materials which have a Solar Reflectance Index (white roof);
- v) utilizing low VOC (volatile organic compounds) adhesives, sealants, paints and coatings;
- vi) drought tolerant plant materials; and,
- vii) bike racks to promote an alternative mode of transportation.

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.13.064 (York Major Holdings Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 9,806.28 m² single tenant (Northern Transformer) industrial building (7,715.58 m²) with an accessory 3-storey office (2,090.7 m²) as shown on Attachments #3 to #5 inclusive.

Background - Analysis and Options

Location

The subject lands are located on the northwest corner of McNaughton Road East and Rodinea Road, municipally known as 540 and 560 Rodinea Road, being Blocks 18 and 19 on Registered Plan 65M-4340, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated Prestige Industrial (Part "L") by in-effect OPA #332 (Maple Valley Plan) as amended by OPA #535 and OPA #666 and further designated "Oak Ridges Moraine Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan), which permits the proposed industrial warehouse with accessory office. Outside storage is not permitted.

The subject lands are also designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 7, 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.

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The subject lands are zoned M1 Restricted Industrial Zone by Zoning By-law 1-88, subject to Exception 9(1097), which permits the proposed industrial building and accessory office use. Outside storage is not permitted.

The proposal for a single tenant industrial building with an accessory office use conforms to the Official Plans and complies with Zoning By-law 1-88.

Site Plan Review

a) Site Plan

The Owner is proposing to develop the subject lands with a 9,806.28 m² single tenant industrial building with an accessory office use, as shown on Attachments #3 to #5 inclusive. The proposed site plan includes an area to accommodate a future 4,010.36 m² expansion, which in the interim will remain as a gravel surface, as shown on Attachment #3. The development is proposed to be served by one driveway access from Rodinea Road.

The subject lands are comprised of Blocks 18 and 19 on Registered Plan 65M-4340. The Owner will be consolidating the Property Identification Number (P.I.N) for each Block into one P.I.N through the Land Registry Office to create one lot for the purposes of zoning conformity over the whole lot, prior to the execution of the Site Plan Letter of Undertaking. Otherwise, a number of variances to Zoning By-law 1-88 would be required to implement the proposed site plan over two separate lots. A condition to this effect is included in the recommendation of this report.

Zoning By-law 1-88 requires that a minimum of 156 parking spaces (7,715.58 m² @ 1.5 spaces per 100 m² of gross floor area (GFA) devoted to the industrial use, plus 2,012.59 m² @ 2 spaces per 100 m² GFA devoted to the accessory office use) be provided on the subject lands. The proposed site plan includes a total of 156 parking spaces, which complies with Zoning By-law 1-88. The proposed 4,070.63 m² future expansion will require an additional 62 parking spaces. The Owner has been advised that a site-specific exception to Zoning By-law 1-88 is required to facilitate the proposed expansion, which will require a future parking justification report.

b) Building Elevations

The proposed building elevations shown on Attachment #5 consist of white architectural precast panels, aluminum siding and thermo double glazed windows with red aluminum composite panels. The three-storey office portion of the development is located at the corner of McNaughton Road East and Rodinea Road and consists of a dark grey architectural precast with red vertical aluminum panel and a light grey composite panel overhang. The overall building height is 12.45 m (maximum height is 15 m) with parapet heights ranging from 14.35 m and 14.75m in height. The main entrance to the office is located on the east elevation.

The 2.4 m high screen walls facing McNaughton Road East and Rodinea Road utilize the same insulated precast panels used on the façade of the building, including the colour, finish and recessed banding.

c) Landscape Plan

The landscape plan consists of perennial planting beds with a mix of deciduous and coniferous trees, shrubs, ornamental grasses and perennials with decorative masonry column and wooden accent fencing, as shown on Attachment #4. A mix of planting is provided along each street frontage, within 6 m and 11 m wide landscape strips abutting Rodinea Road and McNaughton Road East, respectively. A mix of planting is also provided along the west property line abutting the Metrolinx rail line.

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A feature wall exists at the northwest corner of McNaughton Road East and Rodinea Road. A walkway connecting the main building entrance area to the intersection of the existing sidewalks on both public roads is proposed through the sight triangle (south-east corner of the subject lands).

d) Signage

The south elevation will include Corporate signage; “Northern Transformer” and will consist of illuminated (back-lit) channel letter signage mounted on the aluminum siding.

e) Summary

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, landscape cost estimate and signage plan must be approved to the satisfaction of the Development Planning Department. A condition to this effect is 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.

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).

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 Metrolinx for review and comment. The Owner shall satisfy any conditions and requirements of Metrolinx. 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, including, but not limited to, recycled concrete material in the parking lot pavement construction, a white roof, and drought tolerant plant material.

ii) Plan and 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.

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Regional Implications

The Region of York has no objections to the proposed development, subject to the Owner revising the drawings to show both of the Region's artery water mains under McNaughton Road East. The Region requests that prior to final site plan approval and issuance of any Building Permit by the City of Vaughan, that the City be in receipt of a signed approval letter from the Region.

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.13.064 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 Vaughan Development Planning Department is satisfied that the development of an industrial building with an accessory office use is appropriate and compatible with the existing and permitted uses in the surrounding area, conforms to the Official Plan, and is in compliance with Zoning By-law 1-88. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.064, subject to the conditions contained in this report.

Attachments

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