



memorandum

TO: HONOURABLE MAYOR & MEMBERS OF COUNCIL
FROM: JOHN MACKENZIE, COMMISSIONER OF PLANNING
DATE: MARCH 8, 2013
SUBJECT: COMMUNICATION - COUNCIL MEETING – MARCH 19, 2013

C 4
Item # 17
Report # 9

COUNCIL – March 19, 2013

**ITEM #17, COMMITTEE OF THE WHOLE – FEBRUARY 26, 2013
SITE DEVELOPMENT FILE DA.12.055
YORK MAJOR HOLDINGS INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT recommendation 1. a) iii) of Item #17 of the Committee of the Whole Report No. 9 be replaced with the following:

“a Minor Variance Application for a reduced minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line) and reduced fence height abutting the rail line along the west lot line shall be approved by the Vaughan Committee of Adjustment and the Committee’s decision shall be final and binding; and,”

Background

On February 26, 2013, the Committee of the Whole considered the above-noted Site Development application and resolved:

“That consideration of this matter be deferred to the Council meeting of March 19, 2013 and that staff provide a report addressing the concerns of Members of Council.”

At the Committee of the Whole meeting, the Councillors were concerned with the fence heights and materials to screen the rear outside storage area, and also requested that staff explore placing additional tree planting in the stormwater management pond.

On March 1 and 7, 2013, Development Planning Staff met with the applicant to discuss possible solutions. The Owner has agreed to revise the proposed site plan and landscape plan to address the concerns raised by the Committee of the Whole as shown on Attachment #2, as follows:

1. to widen the proposed 2.0 m landscape strip on the south side of the subject lands to 2.5 m;
2. to increase the height of the chain link fence located on the south property line abutting the OS1 Open Space Conservation Zone (stormwater management pond) from 1.5 m to 2.0 m;
3. to provide additional coniferous and deciduous tree planting on the north side of the existing stormwater management pond, which will provide a natural screening of the outside storage area; and,
4. to install a 2.0 m high solid precast concrete screen fence on the north property line to screen the outside storage from the adjacent land owner.

A 1.8 m high chain link fence was constructed along the west property line (adjacent to the rail line) as a condition of the subdivision agreement and is proposed to be screened by a 6 m wide treed landscape strip. As this fence exists, the height will not be increased, however, a variance to the 2 m height requirement under the Zoning by-law will be required to be obtained through the Committee of Adjustment and a revised condition 1. a) iii) of the Committee of the Whole report in the recommendation of the Communication.

The Development Planning Department is satisfied with the proposed revisions to the site plan and landscape plan. The staff recommendation in the Committee of the Whole report included a condition that the final site plan and landscape plan be approved by the Development Planning Department. Therefore, the above-noted revisions can be implemented through the finalization of these plans. Should Council concur, the staff recommendation in the Committee of the Whole report and as amended through this Communication, can be adopted.

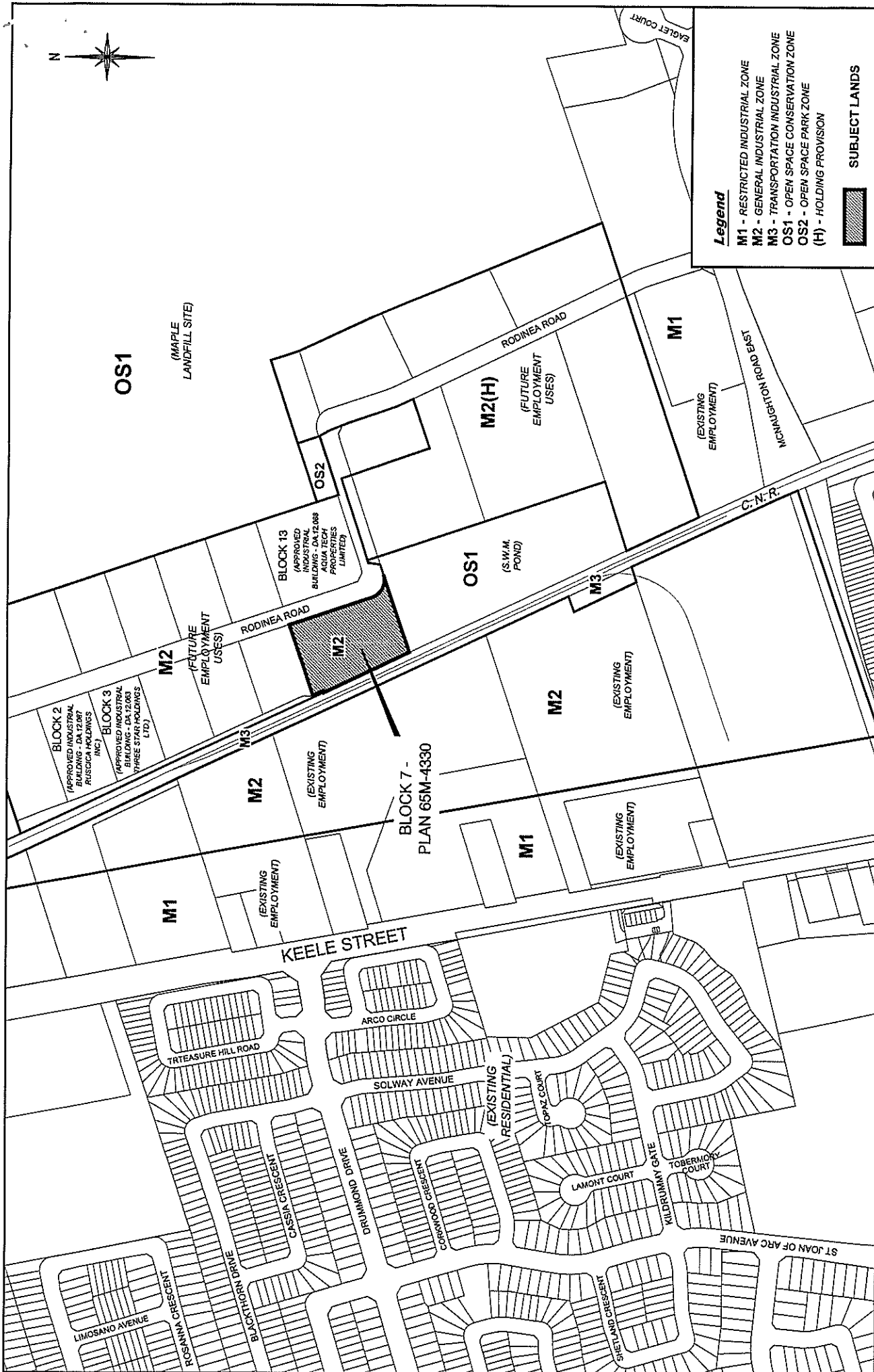
Respectfully submitted,


JOHN MACKENZIE
Commissioner of Planning

Attachments

1. Location Map
2. Proposed revisions to Site Plan

Copy to: Clayton Harris, City Manager
Jeffrey A. Abrams, City Clerk
Grant Uyeyama, Director of Development Planning



Attachment

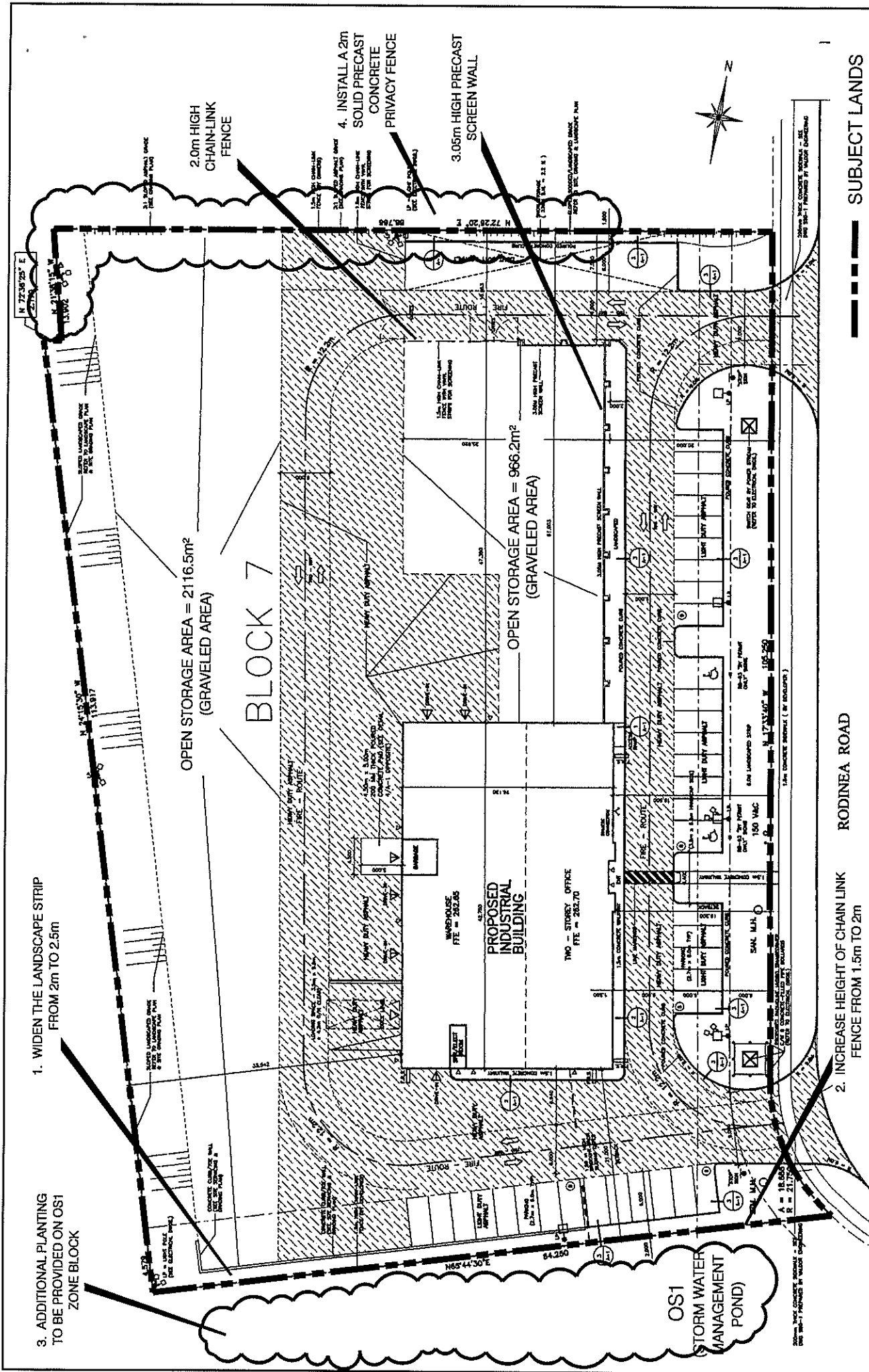
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Development Planning Department



Site Plan

Location: Part of Lot 23, Concession 3

Applicant: York Major Holdings Inc.

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Attachment

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Not to Scale

Date: March 8, 2013

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