

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF FEBRUARY 18, 2014

Item 9, Report No. 6, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on February 18, 2014.

9

SITE DEVELOPMENT FILE DA.13.029
3G PROPERTIES LIMITED
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD

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 February 4, 2014, be approved;**
- 2) That the deputation of Mr. Daniel Meneguzzi, Royal Avon Crescent, Toronto, be received; and**
- 3) 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.13.029 (3G Properties Limited) BE APPROVED, to facilitate the development of a 1,458.15 m² industrial building with an accessory two-storey office and open storage, as shown on Attachments #3 to #8 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, and landscape cost estimate 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; and,
 - iii. 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 2.1: To achieve sustainable growth and development by completing and implementing Vaughan Tomorrow, the City's Consolidated Growth Management Strategy - 2031.

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:

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- low emission double glazed tinted windows
- locally sourced building materials
- high efficiency plumbing fixtures
- drought tolerant and native plant species to promote water efficiency
- a three-stream waste disposal system
- bicycle racks to promote an alternative to cars

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.13.029 (3G Properties Limited) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 1,458.15 m² industrial building with an accessory two-storey office and open storage, as shown on Attachments #3 to #8 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located east of Keele Street, south of Teston Road, with frontage on the west side of Rodinea Road, being Block 4 on Registered Plan 65M-4330, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Industrial" by OPA #332 (Maple Valley Plan), as amended by OPA #535 and OPA #666, and further designated "Settlement Area" by OPA #604 (Oak Ridges Moraine Conservation Plan). The "Industrial" designation permits the proposed warehousing and accessory office use. In addition, open storage to a maximum of 30% of the area of the lot is permitted.

The subject lands are designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011, March 20, 2012, 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 and December 2, 2013, which permits the proposed building. 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 building and accessory open storage. The proposal complies with Zoning By-law 1-88.

Site Plan Review

The owner is proposing to develop the 0.67 ha vacant industrial lot with a 1,458.15 m² industrial building with an accessory two-storey office and accessory open storage (30% of the lot area), as shown on Attachments #3 to #7 inclusive.

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The proposed building consists of a two-storey 549.83 m² office component and a 908.32 m² warehouse, as shown on Attachment #3. The proposed building elevations shown on Attachments #5 and #6 consists of architectural precast grey and beige concrete panels, decorative stucco, stone cladding, tinted double glazing, and beige cap flashing. The main entrance to the building consists of an aluminium clad entry canopy with double glazing. Insulated steel roll-up doors are proposed along the west elevation and to the rear of the north and south elevations. A 1.8 m wide concrete pedestrian walkway connects the main building entrance to Rodinea Road. Bicycle racks are located in front of the building to the north of the main entrance. A 2.53 m wide x 1.46 m high pylon sign is located within the landscape strip opposite the main entrance, as shown on Attachments #3 and #8.

A total of 32 parking spaces are provided on-site including one barrier free space. Zoning By-law 1-88 requires that parking for the proposed development is calculated as follows:

$$2.0 \text{ spaces} / 100 \text{ m}^2 \times 1458.15 \text{ m}^2 = 30 \text{ parking spaces.}$$

The proposal complies with the minimum parking requirement of Zoning By-law 1-88.

Two accessory open storage areas totaling 30% of the lot area are proposed in the rear yard and will be used to store aggregate materials associated with the industrial use, as shown on Attachment #3. The open storage areas are enclosed by a 2.0 m high precast concrete screen to the north and south and a 2.4 m high chain link fence together with a landscape buffer to the west. Two, 2.0 m high heavy-duty cantilever-sliding gates located to the north and south of the proposed industrial building control access to the rear yard and open storage areas, as shown on Attachment #3.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and sodded areas. Eight 1.8 m high coniferous trees are located within the landscape strip along the rear lot line to screen the proposed development from the CN Railway line and future residential uses west of the CN track.

The control architect (MBTW/Watchorn Architect Inc.) for the “McNaughton Community Plan – North Portion Urban Design Guidelines” has reviewed the proposed site plan, building elevations, and landscape plan, and has confirmed that the proposal meets the intent and requirements of the Architectural Design Guidelines for the area.

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

Metrolinx

The subject lands abut the Canadian National Railway line used by Metrolinx as a commuter line. The Site Development Application was circulated to GO Transit for comment. The Owner is required to satisfy any conditions and requirements of Metrolinx. A condition to this effect is included in the recommendation of this report.

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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 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.

The proposed development includes a three-stream waste disposal system that will contribute to increasing the waste diversion targets as part of the Greening Vaughan strategy.

The proposed landscape plan includes drought tolerant plant material to promote water efficiency and to encourage the proper management of stormwater discharge into the City's natural corridors and sewer systems.

ii) **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

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

Conclusion

Site Development File DA.13.029 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 proposed industrial building with accessory office and open storage is appropriate and compatible with the existing and permitted uses in the surrounding area, and conforms to the Official Plan. Accordingly, the Development Planning Department can support the approval of Site Development File DA.13.029, subject to the conditions contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. East & South Elevations
6. North & West Elevations
7. Rendered Elevation
8. Pylon Sign

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Report prepared by:

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

Mauro Peverini, Manager of Development Planning, ext. 8407

(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.)

COMMITTEE OF THE WHOLE FEBRUARY 4, 2014

**SITE DEVELOPMENT FILE DA.13.029
3G PROPERTIES LIMITED
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

Recommendation

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Report prepared by:

Mark Antoine, Planner, ext. 8212

Christina Napoli, Senior Planner, ext. 8483

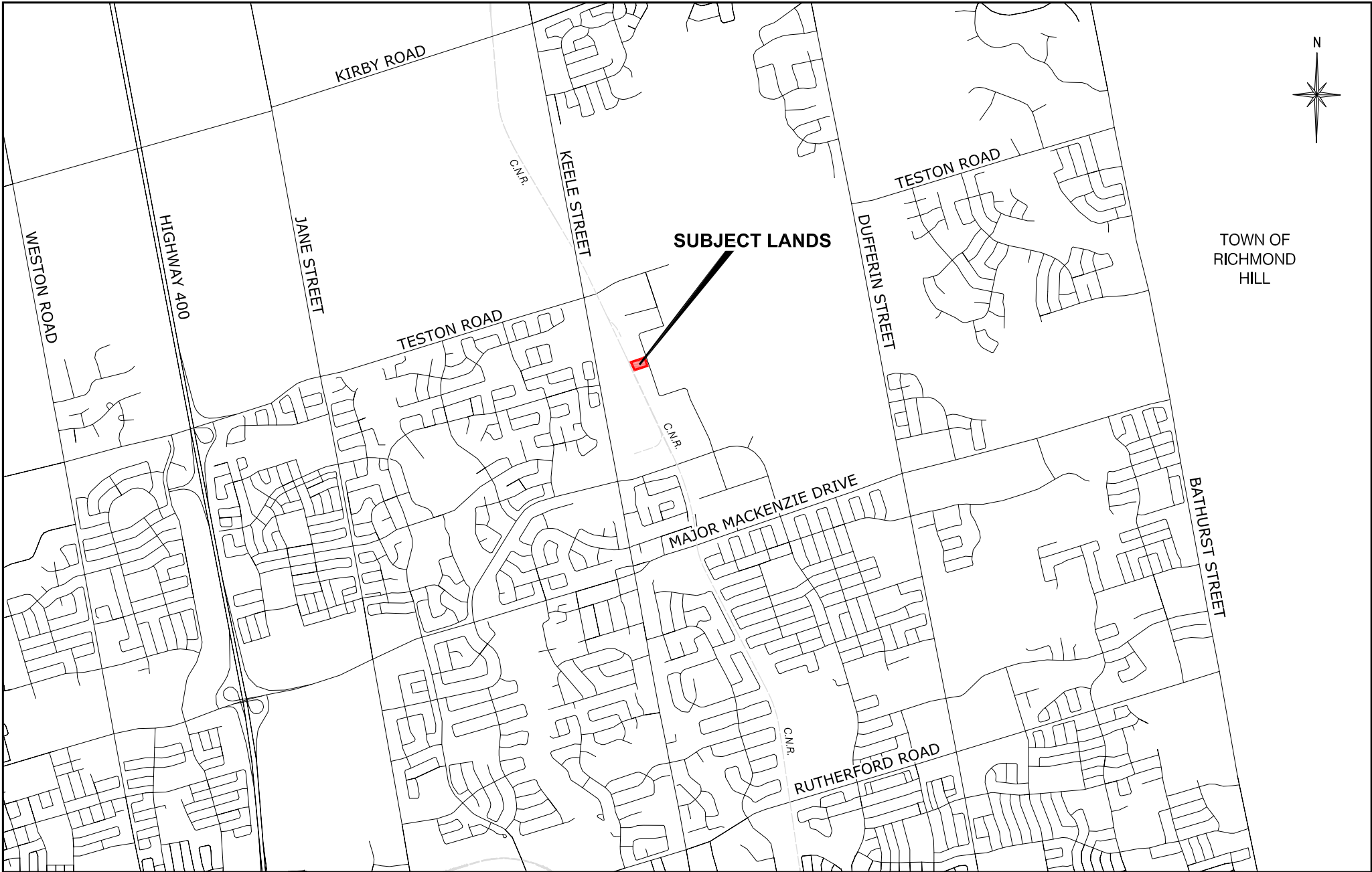
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

/CM

GRANT UYEHAMA
Director of Development Planning



Context Location Map

Location: Part of Lot 24,
Concession 3

Applicant:
3G Properties Limited



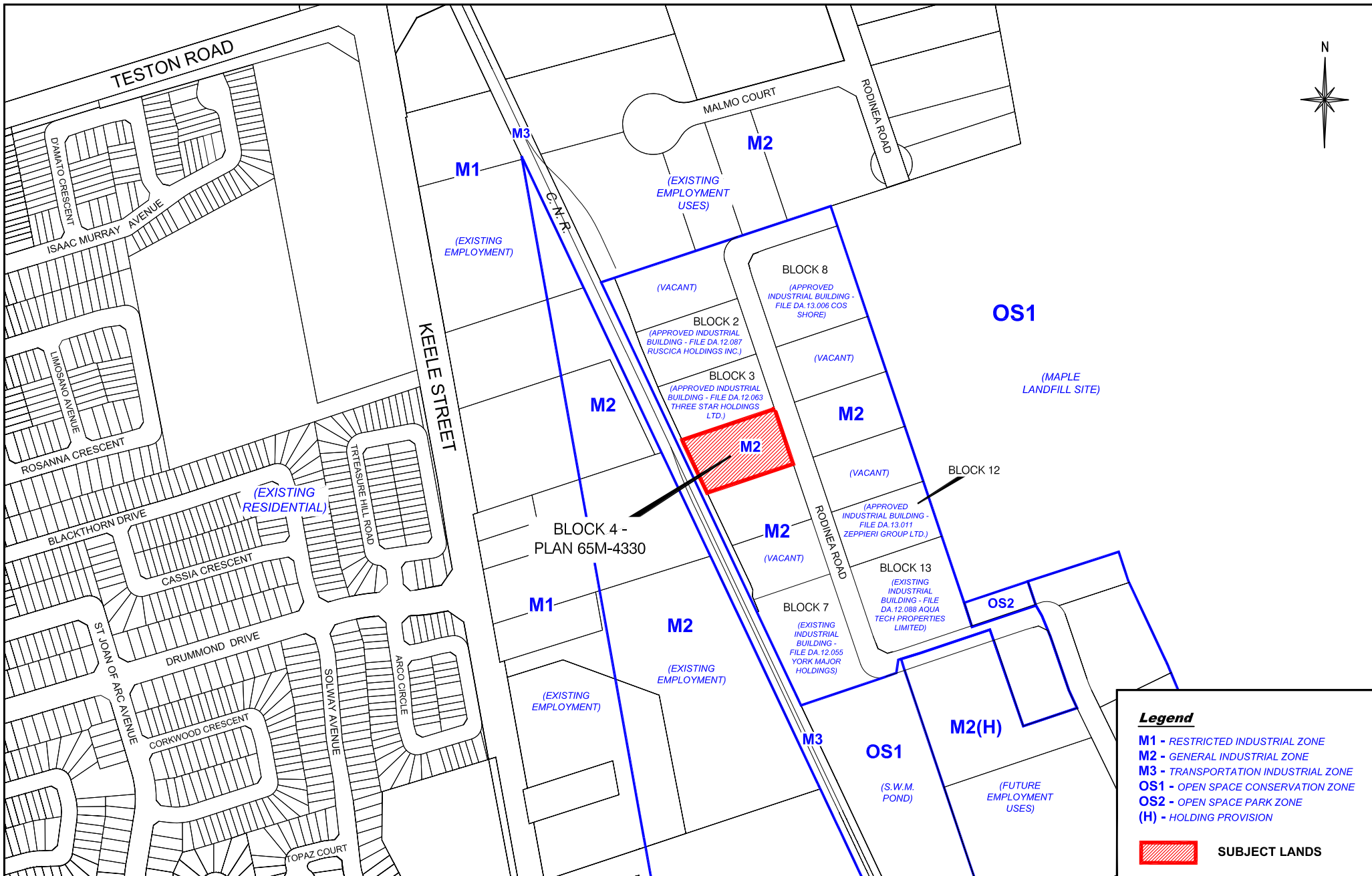
Attachment

File: DA.13.029

Not to Scale

Date: February 4, 2014

1



Location Map

Location: Part of Lot 24,
Concession 3

Applicant:
3G Properties Limited

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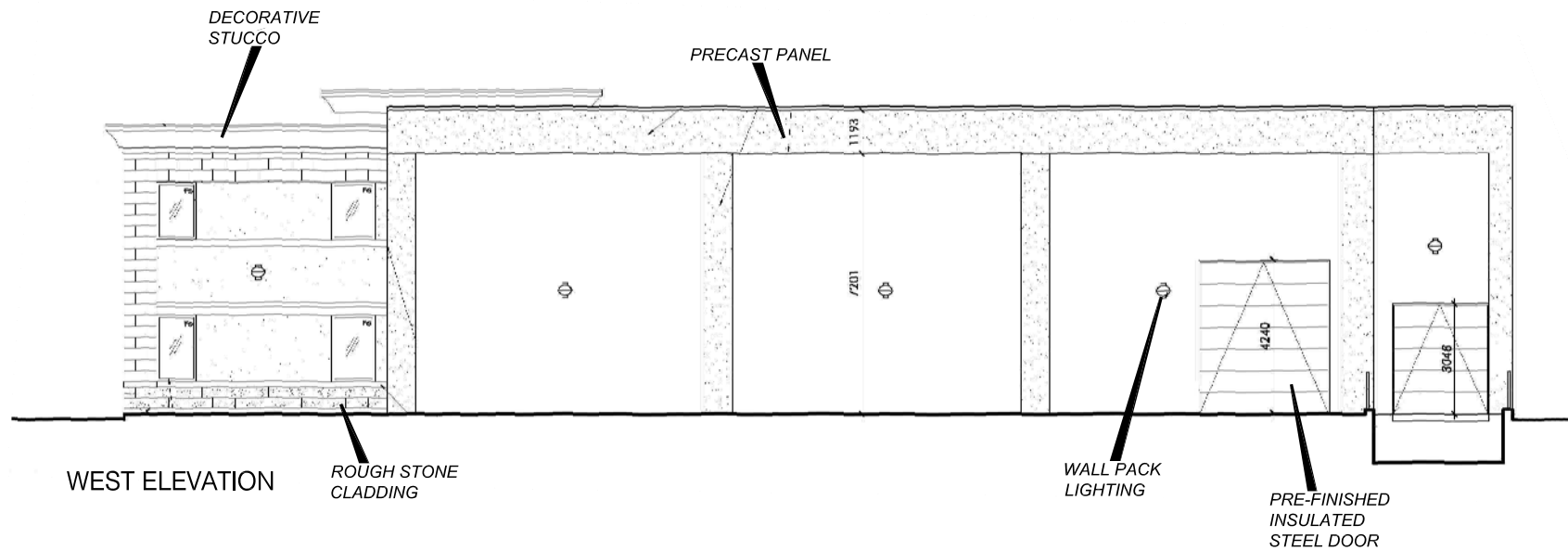
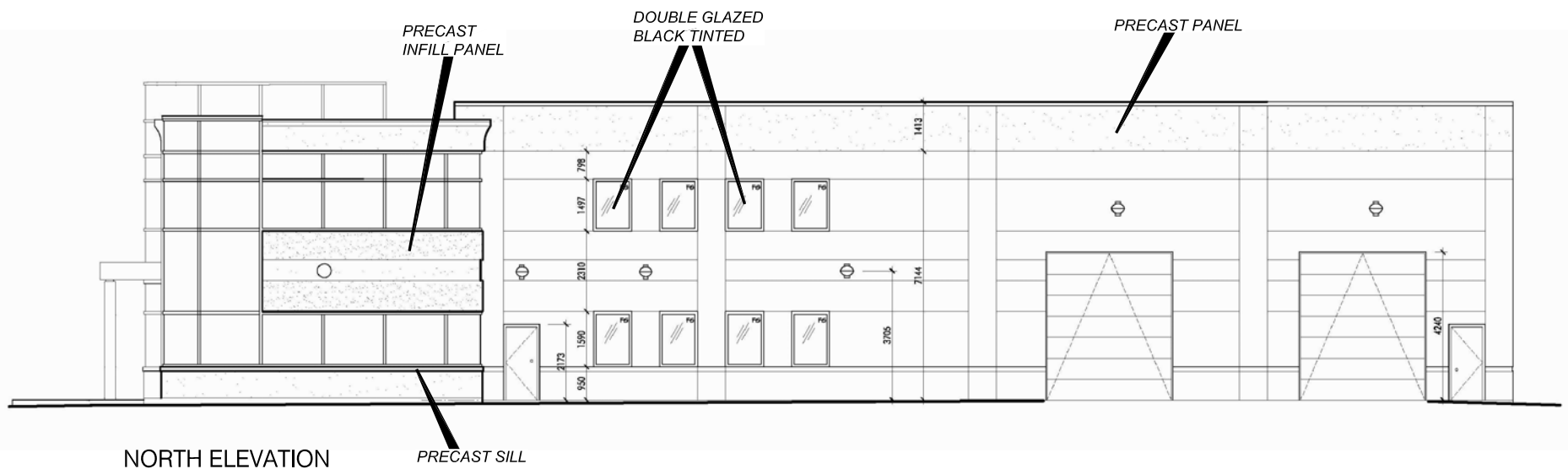
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File: DA.13.029

Not to Scale

Date: February 4, 2014

2



North & West Elevations

Location: Part of Lot 24,
Concession 3

Applicant:
3G Properties Limited

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Attachment

File: DA.13.029

Not to Scale

Date: February 4, 2014

6



FACING EAST (RODINEA ROAD)

Rendered Elevation

Location: Part of Lot 24,
Concession 3

Applicant:
3G Properties Limited

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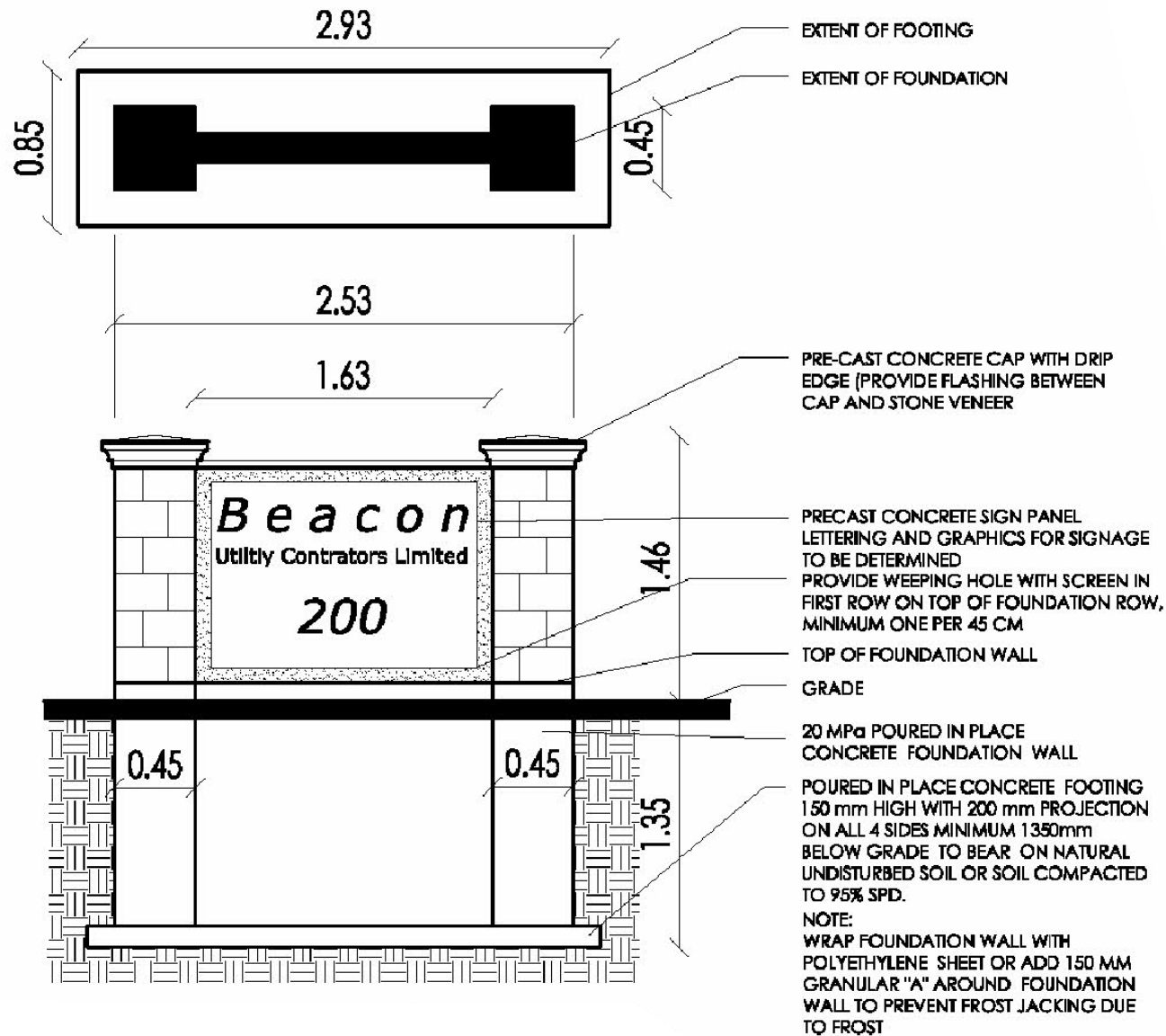
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Date: February 4, 2014

7



Pylon Sign

Location: Part of Lot 24,
Concession 3

Applicant:
3G Properties Limited

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Attachment

File: DA.13.029

Not to Scale

Date: February 4, 2014

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