

CITY OF VAUGHAN

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

Item 17, Report No. 9, of the Committee of the Whole, which was adopted, as amended, by the Council of the City of Vaughan on March 19, 2013, as follows:

***By approving the recommendation of the Commissioner of Planning, dated February 26, 2013, subject to the following in accordance with Communication C4, from the Commissioner of Planning, dated March 8, 2013:***

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”***

17

**SITE DEVELOPMENT FILE DA.12.055**

**YORK MAJOR HOLDINGS INC.**

**WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD**

The Committee of the Whole recommends:

- 1) 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; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

**Recommendation**

The Commissioner of Planning recommends:

- 1) THAT Site Development File DA.12.055 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 1,668 m<sup>2</sup> industrial building with accessory open storage as shown on Attachments #3 to #6 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;
    - iii) a Minor Variance Application for a reduced minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line) shall be approved by the Vaughan Committee of Adjustment and the Committee’s decision shall be final and binding; and,
    - iv) the Owner shall satisfy all requirements of Metrolinx.

**Contribution to Sustainability**

The Owner has advised that the following sustainable features will be included in the proposed site and building design:

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

#### **Item 17, CW Report No. 9 – Page 2**

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) high efficiency plumbing fixtures;
- iii) white membrane roofing for greater solar reflectance index;
- iv) low-E argon windows;
- v) low volatile organic compound products; and,
- vi) 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**

The Owner has submitted Site Development File DA.12.055 (York Major Holdings Inc.) on the subject lands shown on Attachments #1 and #2, to permit the development of a 1,668 m<sup>2</sup> industrial building with two (966.2 m<sup>2</sup> and 2,116.5 m<sup>2</sup>) accessory gravel surface open storage areas that are enclosed with a combination of a precast screen wall and chain link fence with vinyl slats, as shown on Attachments #3 to #6 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 105 m frontage on the west side of Rodinea Road, being Block 7 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 in-effect 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), which permits the proposed industrial development. The subject lands are 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), as further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board. VOP 2010 permits the proposed industrial development. The proposed industrial building and accessory open storage 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). The proposed industrial building and accessory open storage complies with Zoning By-law 1-88, with the exception of the proposed reduction in the required minimum landscape strip width abutting the OS1 Open Space Conservation Zone (southerly lot line).

The Owner is proposing a variance to permit a minimum landscape strip width abutting the OS1 Zone of 2 m, whereas Zoning By-law 1-88 requires 7.5 m. The Development Planning Department is of the opinion that the proposed reduction in the minimum landscape buffer width is minor in nature and can be supported, as the subject lands abut a stormwater management

## **CITY OF VAUGHAN**

### **EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

#### Item 17, CW Report No. 9 – Page 3

pond (OS1 Zone) as shown on Attachment #2, which has significant coniferous planting, and therefore, the proposed 2.0 m wide landscape buffer together with the planting on the stormwater management pond lands, will provide sufficient vegetation along the south edge of the property. This exception has been supported in many other similar employment locations within the City.

#### Site Plan Review

The Owner is proposing to develop the 1.07 ha vacant industrial block with a 1,668 m<sup>2</sup> industrial building, with two gravel surface accessory open storage areas (966 m<sup>2</sup> and 2,116 m<sup>2</sup>), enclosed in part by a 3 m high precast screen wall and a 1.5 m high chain link fence, as shown on Attachments #3 to #6 inclusive. The proposed building is comprised of 552 m<sup>2</sup> of accessory office uses distributed over 2 floors and a one-storey 1,116 m<sup>2</sup> warehouse storage area.

The proposed building elevations are shown on Attachments #5 and #6, which consists of the integration of light grey architectural precast panels and thermo double glazed windows with a pronounced building entrance along the front elevation and wrapping around to the side elevations. A darker shade of grey precast is proposed for the remainder of the building, which includes upper level windows and overhead loading doors.

A total of 36 parking spaces are proposed including 2 barrier free parking spaces. Zoning By-law 1-88 requires that a minimum of 34 parking spaces be provided (1,668 m<sup>2</sup> @ 2 spaces/100 m<sup>2</sup>). The proposed parking supply complies with Zoning By-law 1-88.

The landscape plan shown on Attachment #4 consists of a mix of deciduous and coniferous trees, shrubs and sodded areas. The Owner is proposing an abundance of deciduous trees within the 7.0 m wide landscape strip along the rear lot line to screen the proposed development from the CN Railway line and future residential to the west of the CN track. The site will also be screened by a 2.0 m high chain link fence with vinyl slats.

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 through this application, as it was paid in full through the subdivision agreement between the City and York Major Holdings (File 19T-05V05).

**CITY OF VAUGHAN**

**EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 19, 2013**

Item 17, CW Report No. 9 – Page 4

**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 Rodinea Road, which is an internal industrial subdivision road, and therefore, there are no Regional implications resulting from this application.

**Conclusion**

The Site Development Application DA.12.055 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 the proposed industrial building with accessory open storage 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.12.055, subject to the conditions contained in this report.

**Attachments**

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

**Report prepared by:**

Mary Caputo, Planner, ext. 8215  
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.)



## 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**

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### 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.



## memorandum

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,

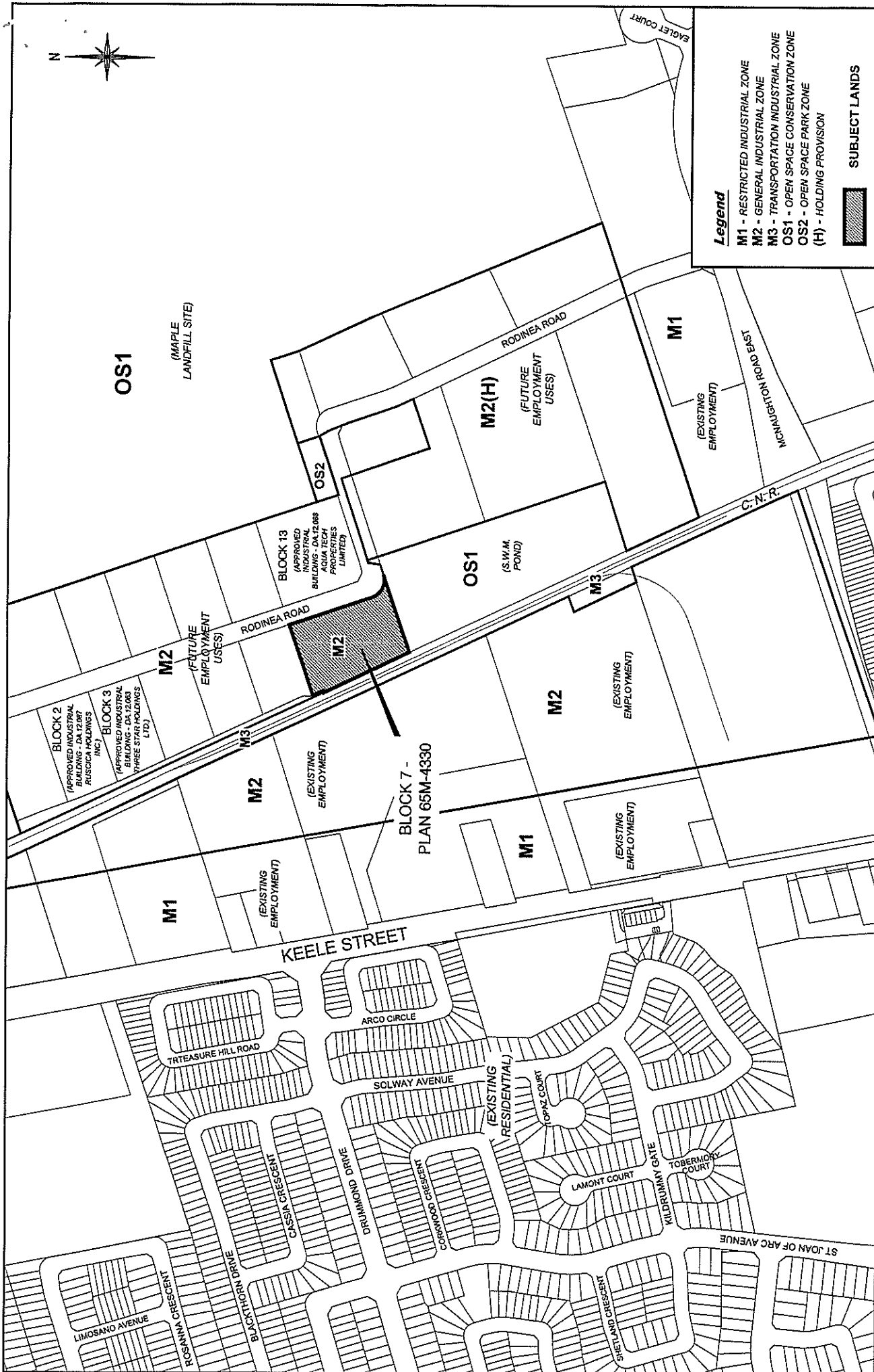


JOHN MACKENZIE  
Commissioner of Planning

### 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



# Location Map

Location: Part of Lot 23,  
Concession 3

Applicant:  
York Major Holdings Inc.

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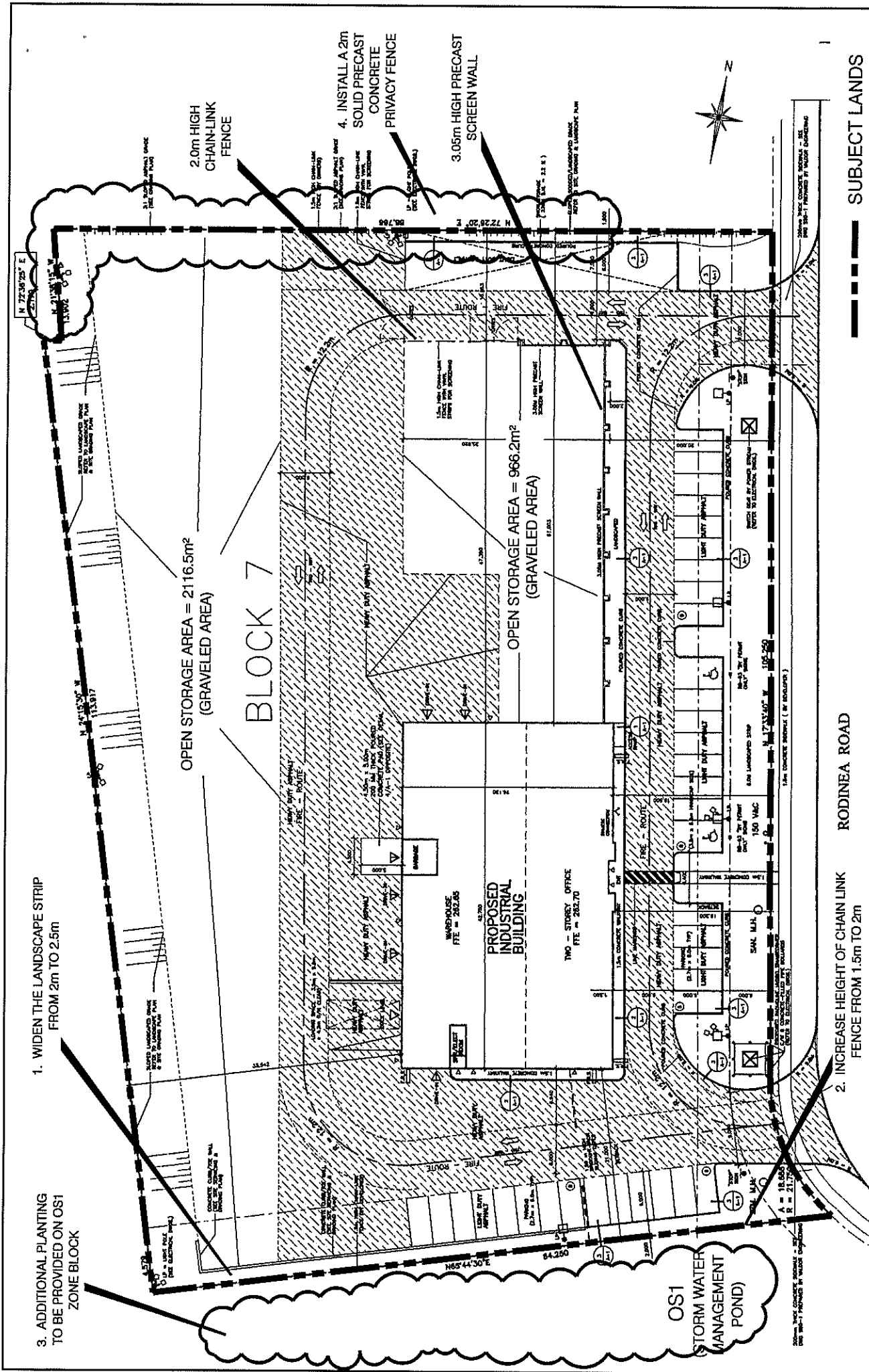
# Attachment

File: DA.12.055

Not to Scale

Date: March 8, 2013

1



# Site Plan

Location: Part of Lot 23, Concession 3

Applicant: York Major Holdings Inc.

N:\BPT\1 ATTACHMENTS\DA\da.12.055.dwg



# Attachment

File: DA.12.055

Not to Scale

Date: March 8, 2013

# 2



**COMMITTEE OF THE WHOLE FEBRUARY 26, 2013**

**SITE DEVELOPMENT FILE DA.12.055**

**YORK MAJOR HOLDINGS INC.**

**WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.055 (York Major Holdings Inc.) BE APPROVED, to permit the development of a 1,668 m<sup>2</sup> industrial building with accessory open storage as shown on Attachments #3 to #6 inclusive, subject to the following conditions:
  - a) that prior to the execution of the Site Plan Letter of Undertaking:
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    - iv) the Owner shall satisfy all requirements of Metrolinx.

**Contribution to Sustainability**

The Owner has advised that the following sustainable features will be included in the proposed site and building design:

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) high efficiency plumbing fixtures;
- iii) white membrane roofing for greater solar reflectance index;
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- v) low volatile organic compound products; and,
- vi) 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**

The Owner has submitted Site Development File DA.12.055 (York Major Holdings Inc.) on the subject lands shown on Attachments #1 and #2, to permit the development of a 1,668 m<sup>2</sup> industrial building with two (966.2 m<sup>2</sup> and 2,116.5 m<sup>2</sup>) accessory gravel surface open storage

areas that are enclosed with a combination of a precast screen wall and chain link fence with vinyl slats, as shown on Attachments #3 to #6 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 105 m frontage on the west side of Rodinea Road, being Block 7 on Registered Plan 65M-4330, City of Vaughan. The surrounding land uses are shown on Attachment #2.

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The Owner is proposing a variance to permit a minimum landscape strip width abutting the OS1 Zone of 2 m, whereas Zoning By-law 1-88 requires 7.5 m. The Development Planning Department is of the opinion that the proposed reduction in the minimum landscape buffer width is minor in nature and can be supported, as the subject lands abut a stormwater management pond (OS1 Zone) as shown on Attachment #2, which has significant coniferous planting, and therefore, the proposed 2.0 m wide landscape buffer together with the planting on the stormwater management pond lands, will provide sufficient vegetation along the south edge of the property. This exception has been supported in many other similar employment locations within the City.

### **Site Plan Review**

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#### **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 Rodinea Road, which is an internal industrial subdivision road, and therefore, there are no Regional implications resulting from this application.

#### **Conclusion**

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**Attachments**

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

**Report prepared by:**

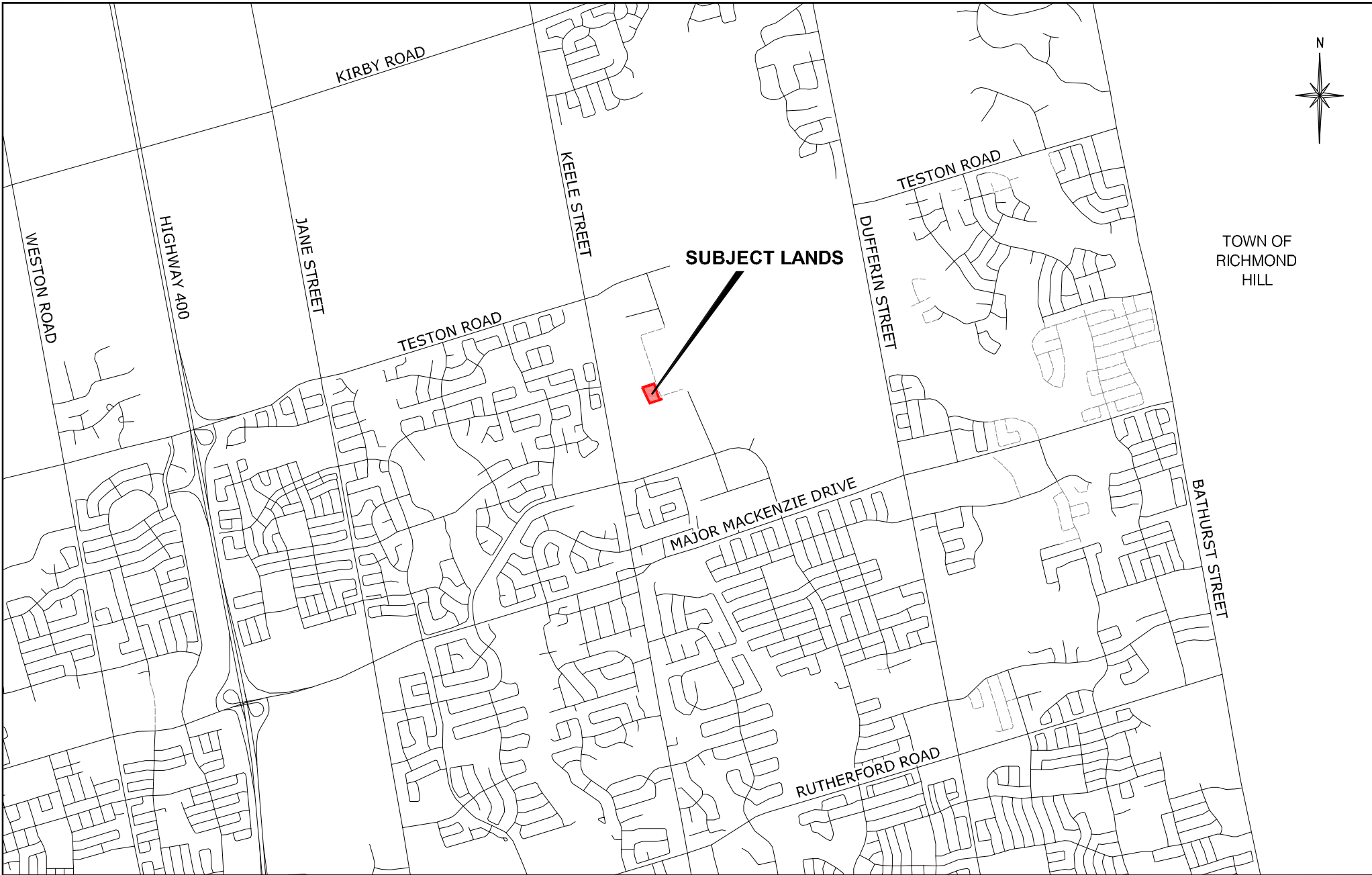
Mary Caputo, Planner, ext. 8215  
Christina Napoli, Senior Planner, ext. 8483  
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE  
Commissioner of Planning

GRANT UYEYAMA  
Director of Development Planning

/LG



# Context Location Map

Location: Part of Lot 23,  
Concession 3

Applicant:  
York Major Holdings Inc.



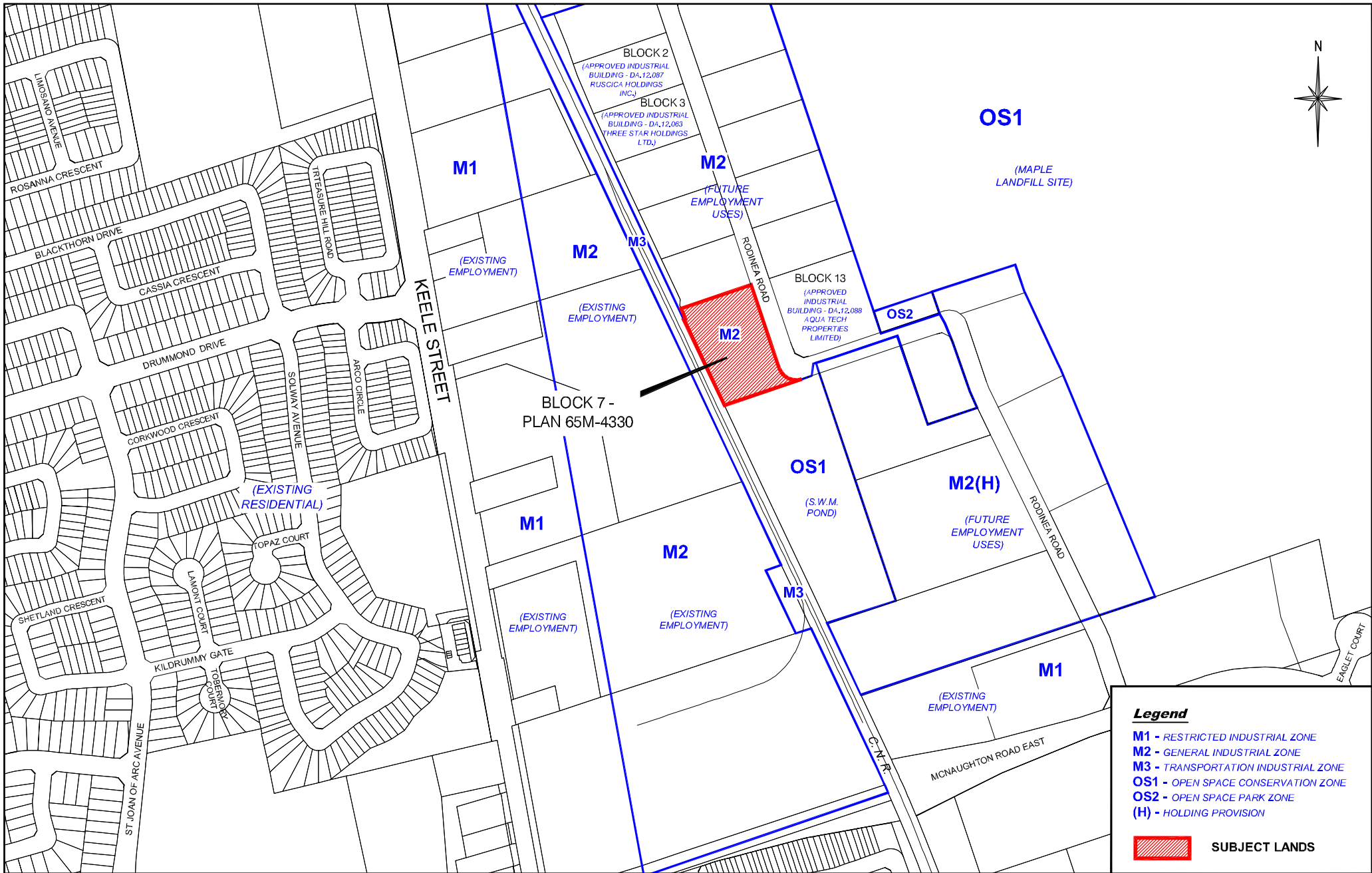
# Attachment

File: DA.12.055

Not to Scale

Date: January 25, 2013

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## Location Map

Location: Part of Lot 23,  
Concession 3

Applicant:  
York Major Holdings Inc.

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## Attachment

File: DA.12.055

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Date: January 25, 2013

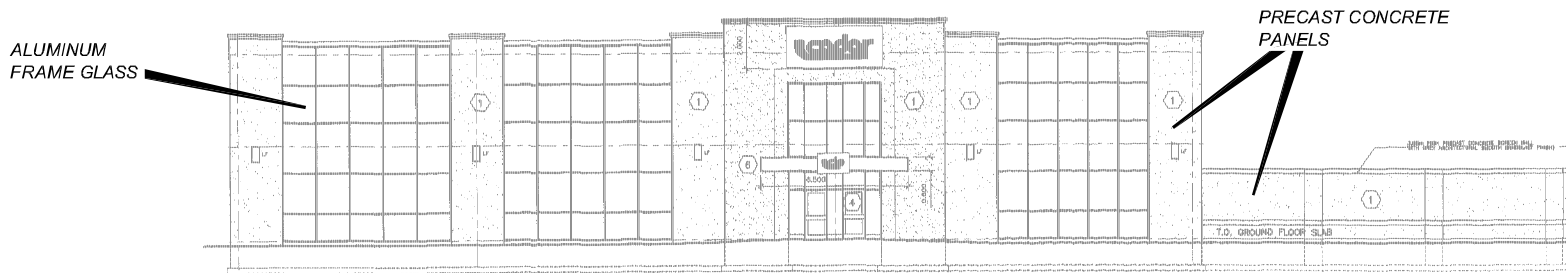
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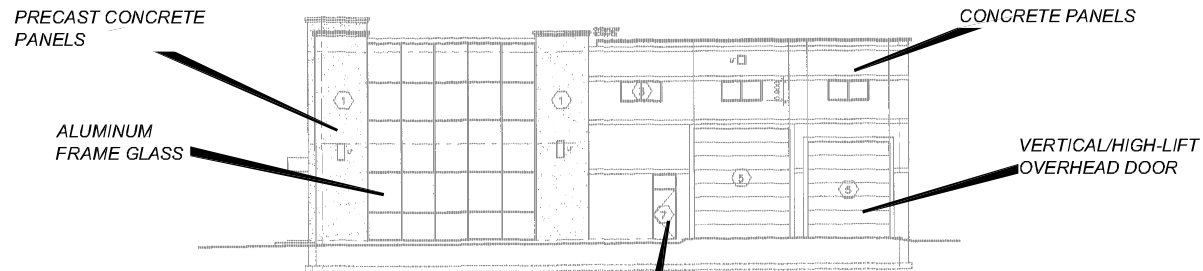




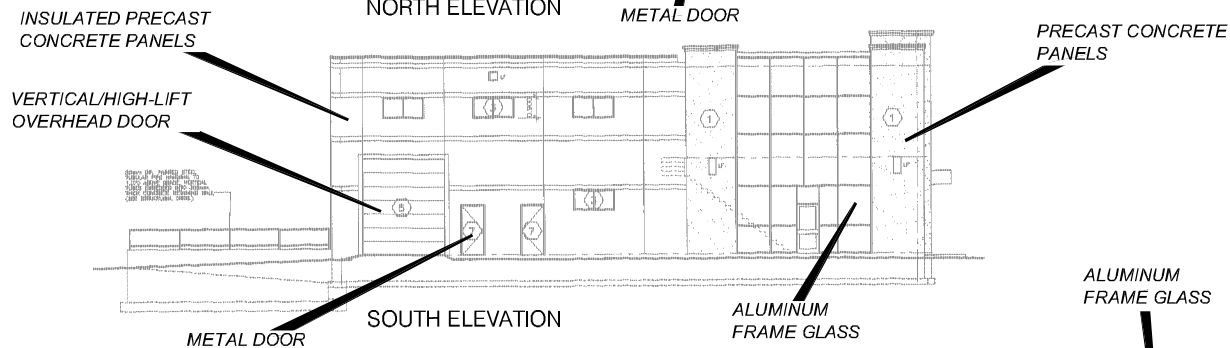




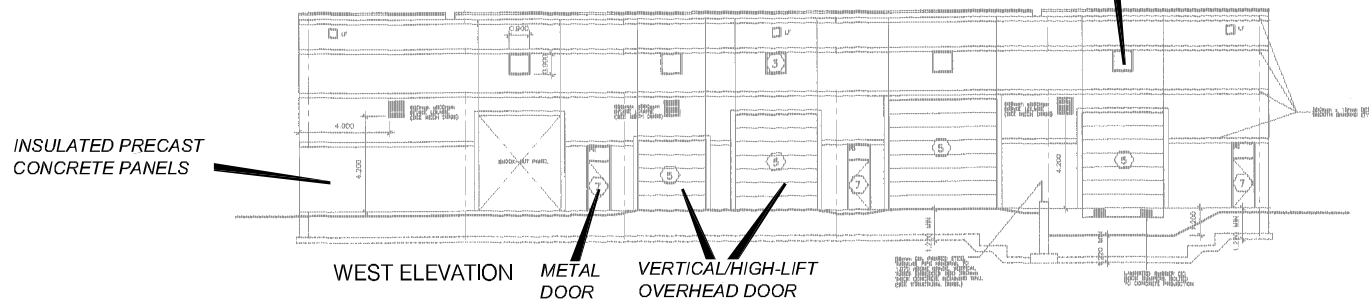
EAST ELEVATION - FACING RODINEA ROAD



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

## Elevation Plan

Location: Part of Lot 23,  
Concession 3

Applicant:  
York Major Holdings Inc.



## Attachment

File: DA.12.055

Not to Scale

Date: January 25, 2013

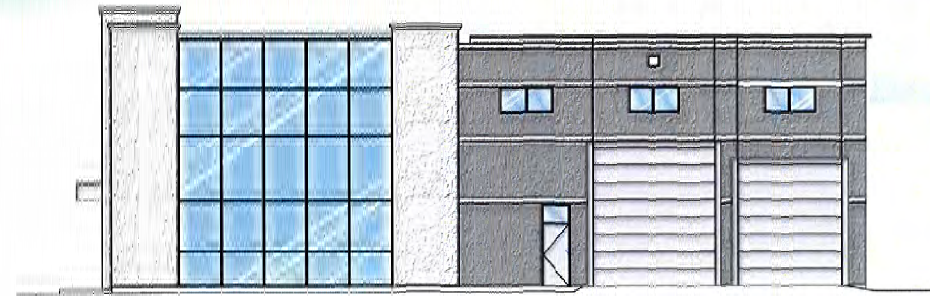
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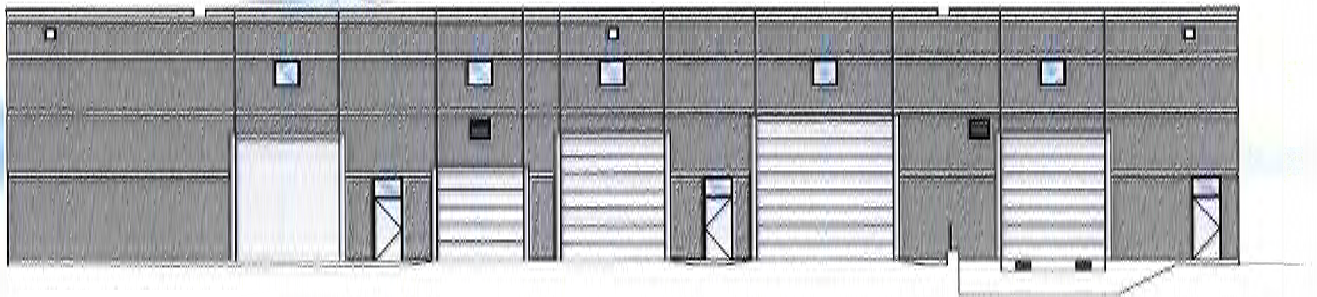
EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

## Rendered Elevations

Location: Part of Lot 23,  
Concession 3

Applicant:  
York Major Holdings Inc.

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Attachment

File: DA.12.055

Not to Scale

Date: January 25, 2013

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