

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

Item 23, Report No. 32, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on June 25, 2013.

23

**SITE DEVELOPMENT FILE DA.13.036
COS SHORE INC.
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 June 18, 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.13.036 (Cos Shore Inc.) BE APPROVED, to facilitate the development of a 978.75 m² industrial building with accessory office and open storage, as shown on Attachments #3 to #7 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, and the relocation of the garbage enclosure internal to the proposed building shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development / Transportation Engineering Department.

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:

- i) recycled concrete will be used in the parking lot and paved areas;
- ii) bike racks will be provided to promote cycling as an alternative to motor vehicles;

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- 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;
- vii) drought tolerant and native plant species to promote water efficiency; and,
- viii) three-stream waste disposal system.

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.13.036 (Cos Shore Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 978.75 m² industrial building with accessory office and open storage, as shown on Attachments #3 to #7 inclusive.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located on the east and south sides of Rodinea Road, being Block 8 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 up to a maximum of 30% 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, and April 17, 2012), and further modified and endorsed by Region of York Council on June 28, 2012, and is pending approval from the Ontario Municipal Board, 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 1.13 ha vacant industrial lot with a 978.75 m² industrial building and accessory 30 % open storage area, as shown on Attachments #3 to #7 inclusive.

The proposed west, north and south elevations shown on Attachments #5 and #6, consists of architectural precast grey concrete panels and red and grey aluminum panels with spandrel and thermo double glazing. The east elevation consists of two (2) overhead roll-up doors. The building consists of a 457.50 m² office component and a 521.25 m² industrial portion, as shown on Attachment #3. A concrete surface used to display products (i.e. trench shores) is located on the north side of the proposed industrial building and is enclosed by decorative metal fencing. A

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2.0 m wide concrete pedestrian walkway connects the main building entrance to Rodinea Road. A 3.0 m wide x 7.4 m high pylon sign is located within the landscape strip opposite the main entrance as shown on Attachments #3 and #7.

A total of 36 parking spaces are provided on-site including 2 barrier free spaces. Zoning By-law 1-88 requires that parking for the proposed development is calculated as follows:

$$2.0 \text{ spaces} / 100 \text{ m}^2 \times 978.75 \text{ m}^2 = 20 \text{ parking spaces.}$$

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

The Owner is proposing a 5.0 m x 6.0 m wood garbage enclosure located at the northeast corner of the property as shown on Attachment #3. An external garbage enclosure is not considered appropriate as they often result in nuisance (e.g. odours, rodents, tidiness, etc.). The Development Planning Department recommends that the proposed external garbage enclosure be relocated internal to the proposed industrial building, which the applicant has agreed to do.

An accessory 30% open storage area is proposed in the rear yard, southeast of the industrial building, and will be used to store equipment and vehicles associated with the industrial use, as shown on Attachment #3. The area north of the proposed open storage area will be used to clean, repair, and service equipment related to the industrial use, and is shown as "service and display area" on Attachment #3. The open storage and service and display area is enclosed by a 2.0 m high precast concrete screen fence on the south side, a concrete retaining wall varying in height from 2.16 m to 3.16 m with a 1.8 m high chain link fence on top on the east side, and a 0.9 m high concrete retaining wall with a 1.8 m high chain link fence on top on the north side. The applicant has agreed to provide additional dense coniferous planting at a height of 1.8 m within the north landscape strip to further screen the property from view of Rodinea Road. A 2.0 m high decorative screen wall to be located south of the front wall of the building is proposed to screen the open storage and service and display area from Rodinea Road. The open storage and service and display area is accessed by a 2.0 m high decorative sliding gate and 2.0 m high aluminum powder coated swing gate located south of the proposed industrial building, opposite to Rodinea Road to the west.

Section 6.10.2 iv) in Zoning By-law 1-88 requires the open storage area to be completely enclosed at its limits by a 2.0m stone or masonry wall or chain link fence with appropriate landscaping screen. The Applicant has agreed to install a 2.0 m high chain link fence along the north and west limits of the open storage area, internal to the site, as shown on Attachment #3. The landscape plan consists of a mix of deciduous and coniferous trees, shrubs, rockery and sodded areas, as shown on Attachment #4. The Applicant is proposing a 4.86 m wide landscape strip along the north property line and a 4.72 m wide landscape strip along the east property line to screen the proposed development from Rodinea Road to the north and the abutting open space lands to the east, respectively. Zoning By-law 1-88 requires a minimum 6.0 m wide landscape strip abutting the northerly lot line and a 7.5 m wide landscape strip abutting the OS1 Open Space Zone along the east lot line. The Applicant has agreed to increase the easterly and northerly landscape strips to 7.5 m and 6.0 m, respectively, in order to comply with the requirements of Zoning By-law 1-88, as shown on Attachment #3. The Owner is also proposing a 6.0 m wide landscaped area along the west property limit facing Rodinea Road and a 1.5 m wide landscape strip along the westerly portion of the south property limit, which complies with Zoning By-law 1-88.

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, and the relocation of the garbage enclosure internal to the building must be approved to the satisfaction of the Development Planning Department. Conditions to this effect are included in the recommendation of this report.

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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).

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 which 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 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 Application DA.13.036 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 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.13.036, subject to the conditions contained in this report.

Attachments

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

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- 5. Elevations - West and North
- 6. Elevations - South and East
- 7. Pylon Sign Elevations

Report prepared by:

Mark Antoine, Planner 1, 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.)

**SITE DEVELOPMENT FILE DA.13.036
COS SHORE INC.
WARD 4 - VICINITY OF KEELE STREET AND TESTON ROAD**

Recommendation

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

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Communications Plan

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2. Location Map
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6. Elevations - South and East
7. Pylon Sign Elevations

Report prepared by:

Mark Antoine, Planner 1, ext. 8212
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 24, Concession 3

APPLICANT:
Cos Shore Inc.

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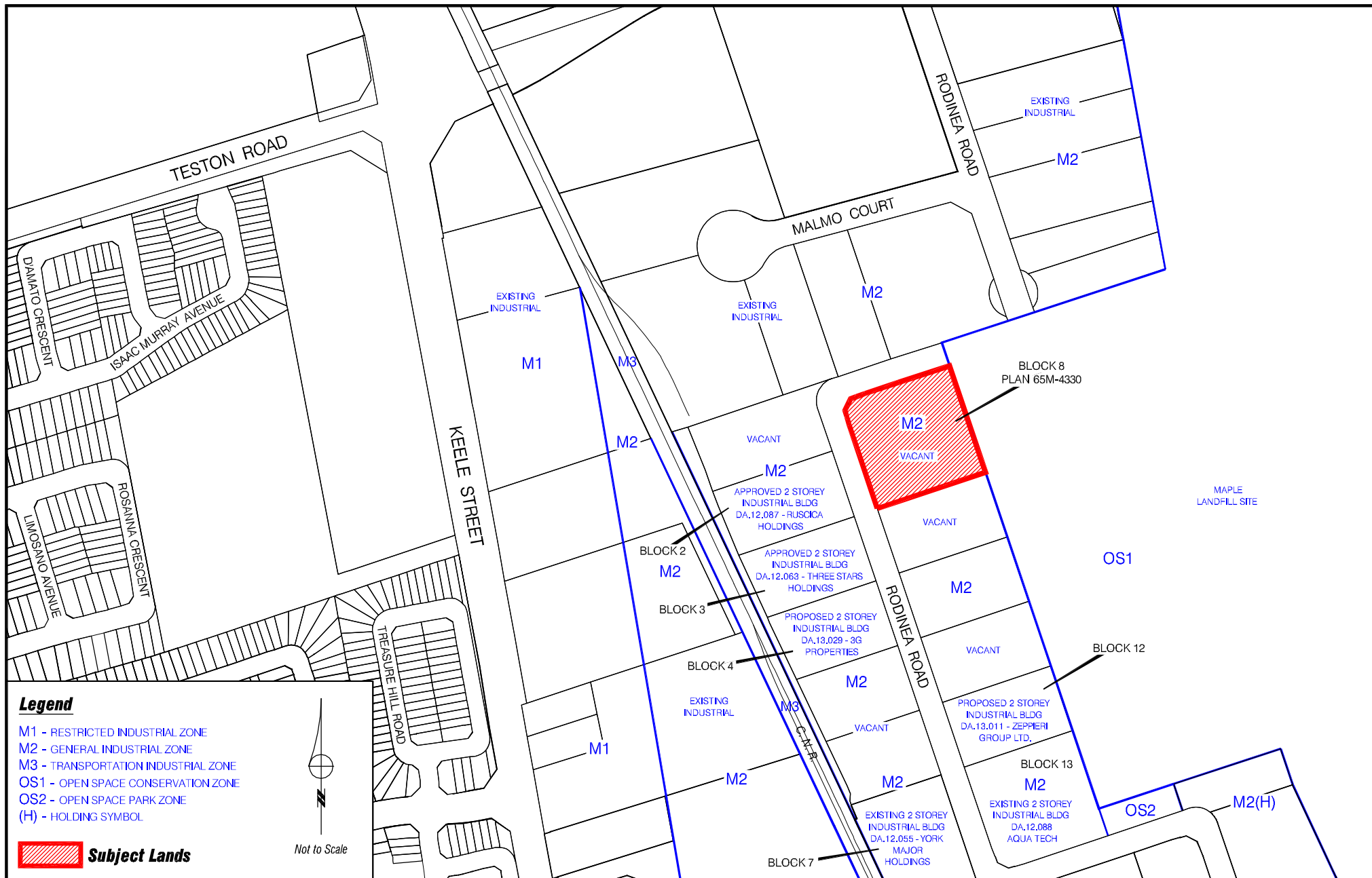


Attachment

FILE:
DA.13.036

DATE:
June 18, 2013

1



Location Map

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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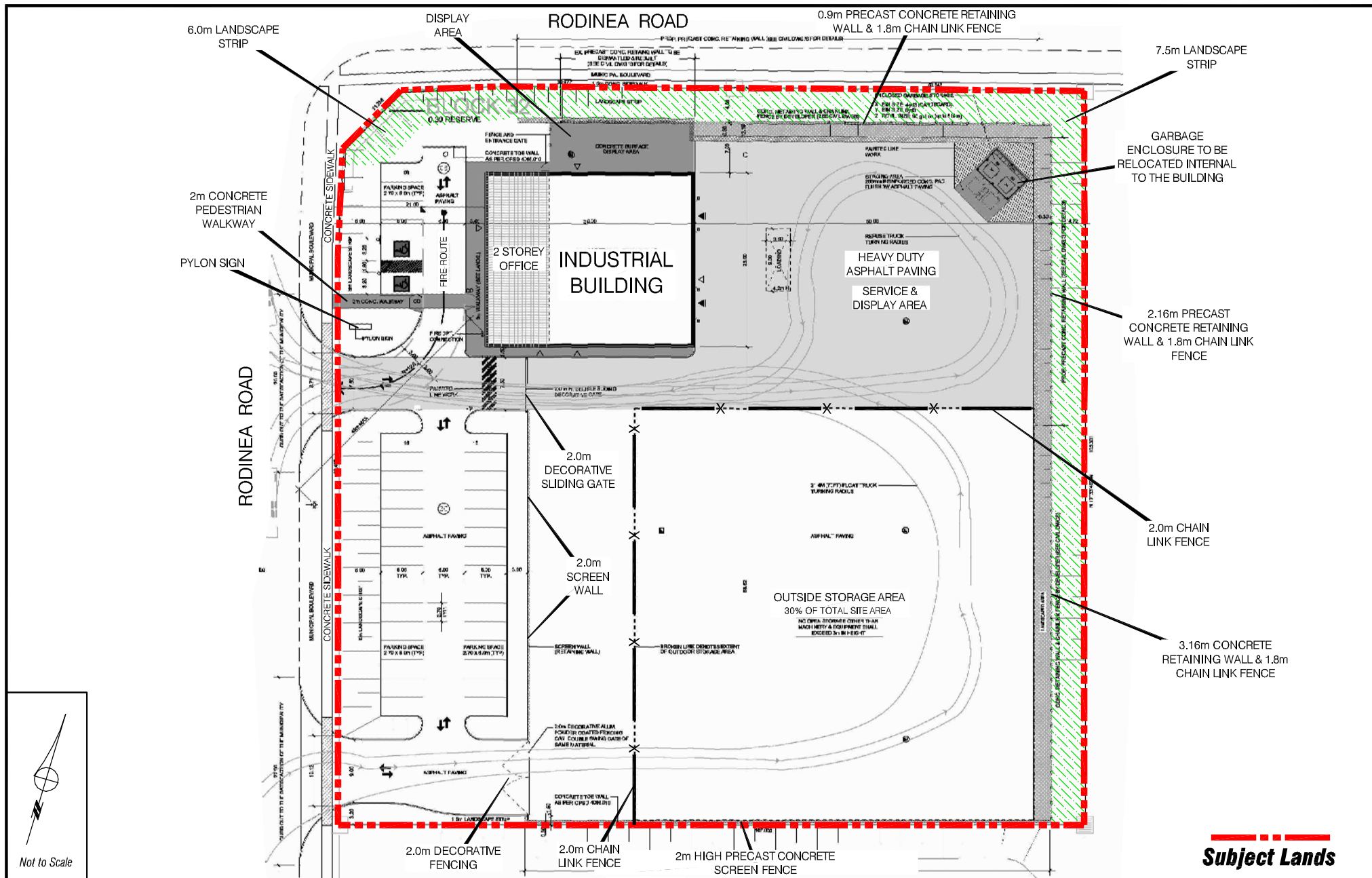


Attachment

FILE:
DA.13.036

DATE:
June 18, 2013

2



Site Plan

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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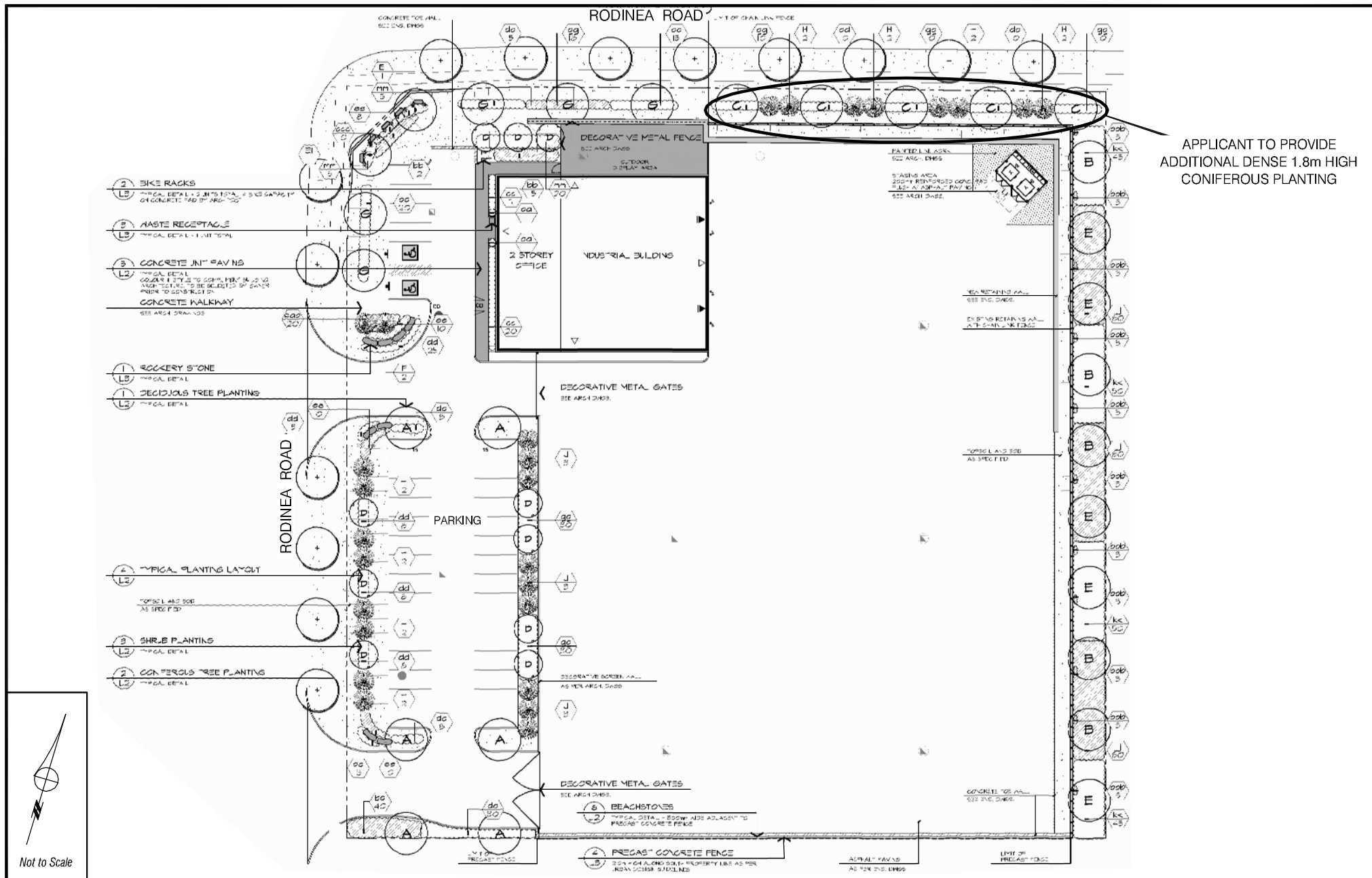


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FILE:
DA.13.036

DATE:
June 18, 2013

3



Landscape Plan

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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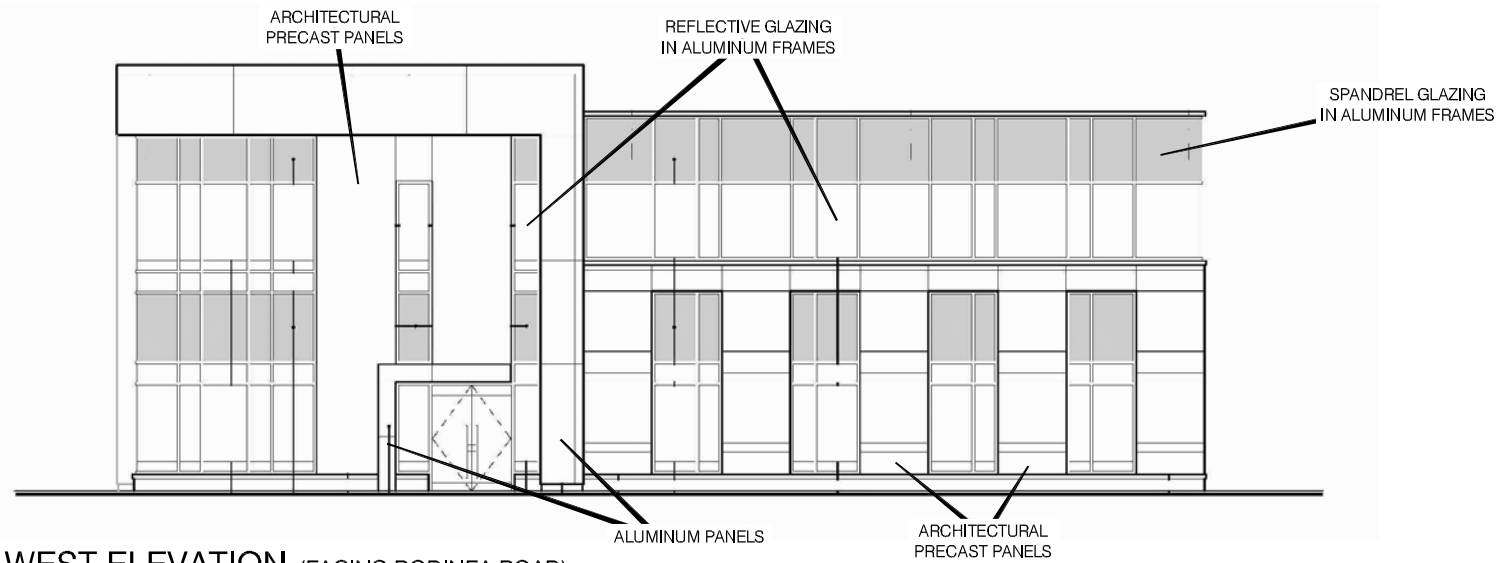


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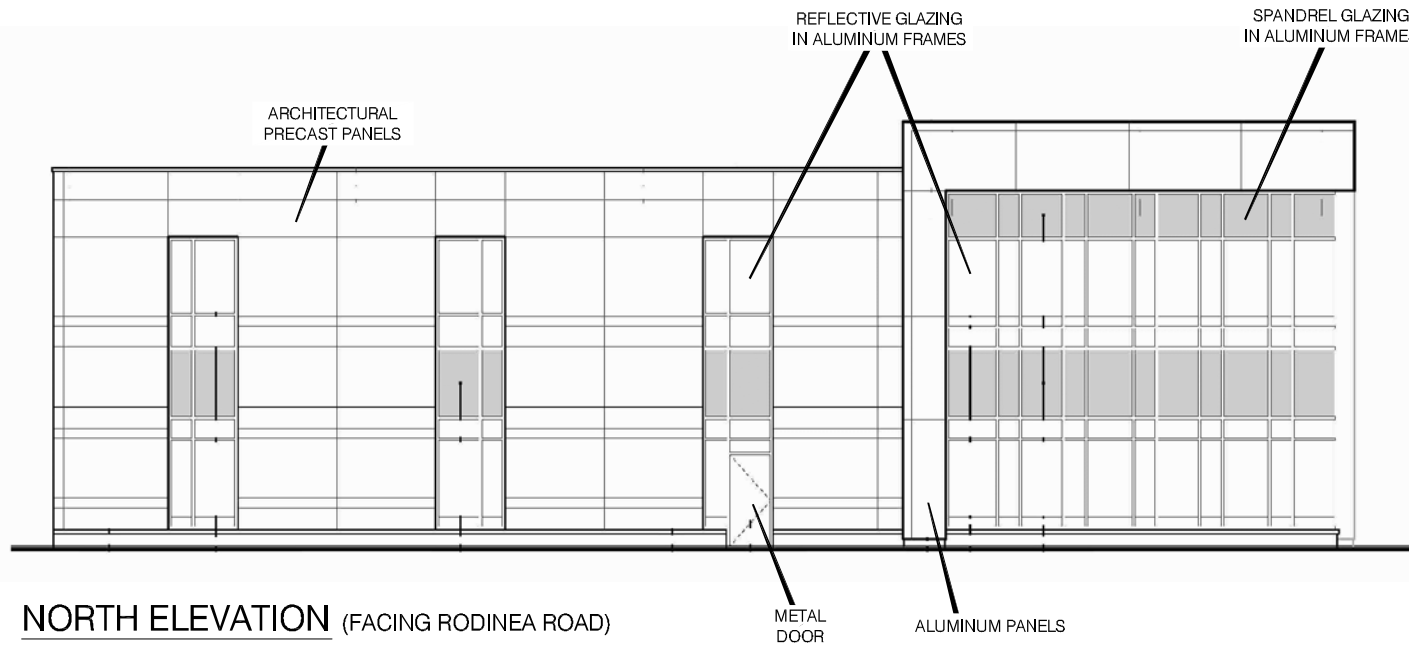
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June 18, 2013

4



WEST ELEVATION (FACING RODINEA ROAD)



NORTH ELEVATION (FACING RODINEA ROAD)

Elevations - West and North

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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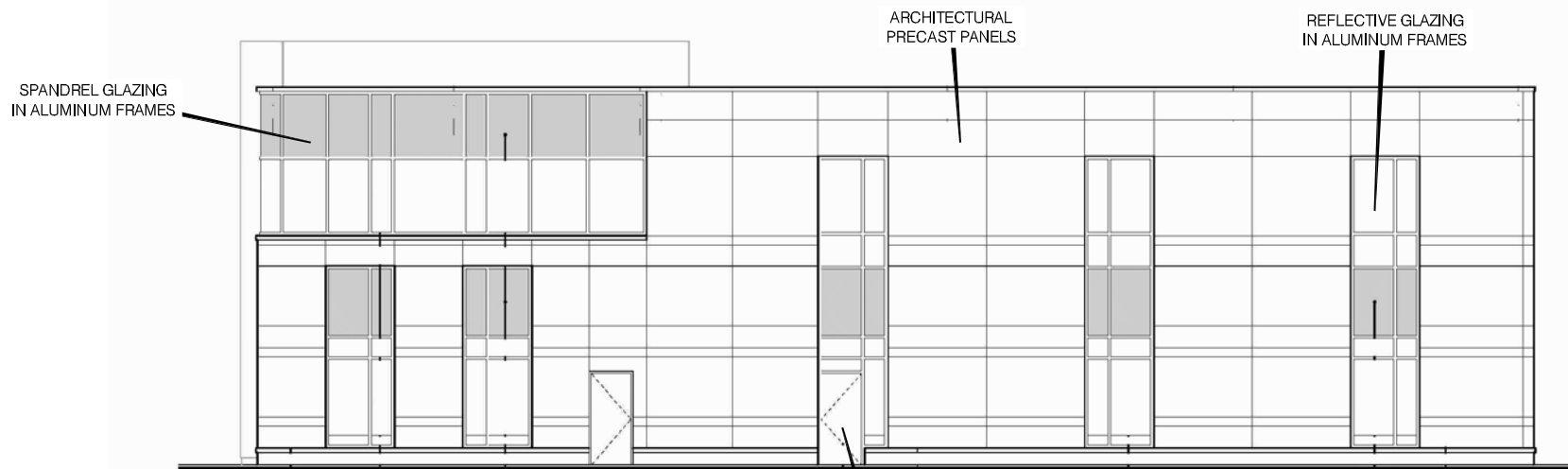


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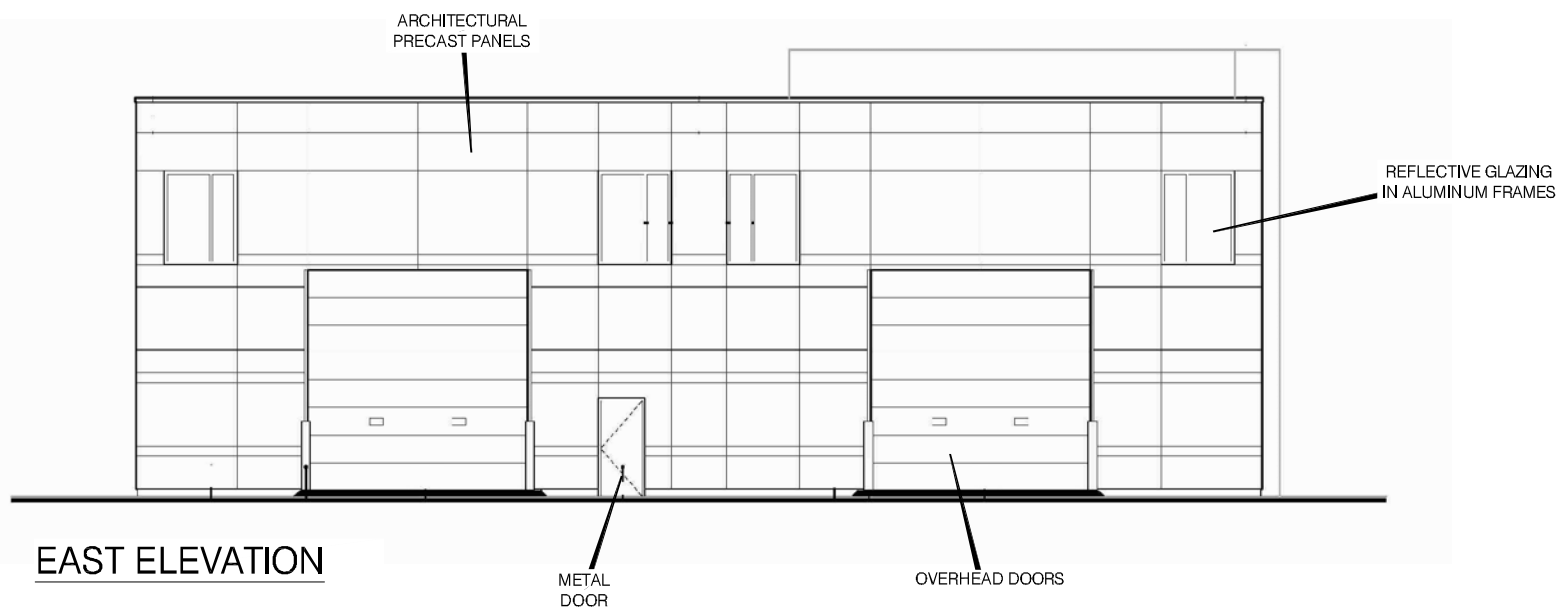
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June 18, 2013

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SOUTH ELEVATION



EAST ELEVATION

Elevations - South and East

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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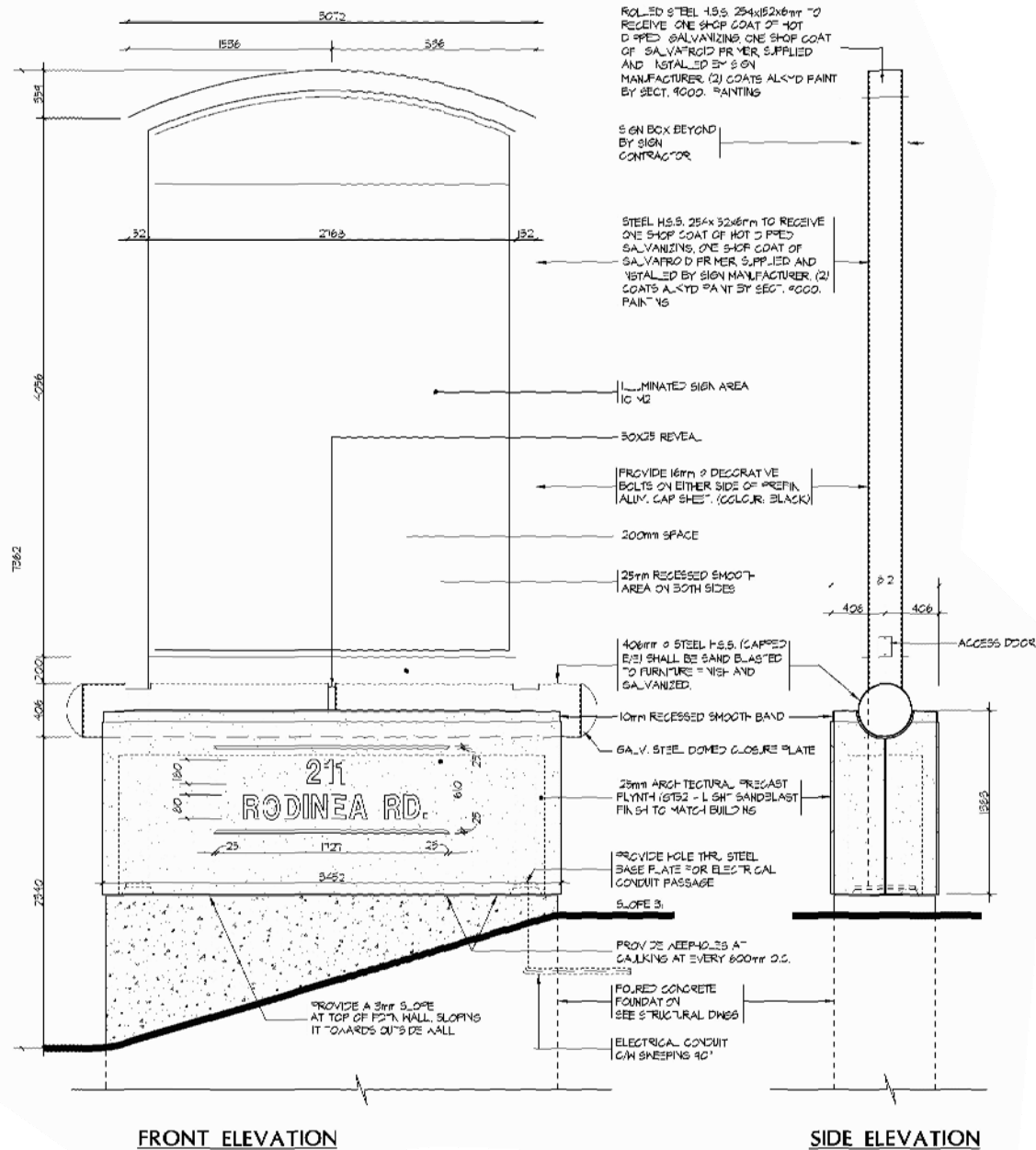


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DATE:
June 18, 2013

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Pylon Sign Elevations

LOCATION:
Part of Lot 24, Concession 3

APPLICANT:
Cos Shore Inc.

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Attachment

FILE:
DA.13.036

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