

EXTRACT FROM COUNCIL MEETING MINUTES OF JUNE 25, 2013

27

YORK MAJOR HOLDINGS INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST

- 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;
- 2) That additional trees be included in the landscape plan subject to taking into consideration safety implications and the visibility of the building; and
- 3) That the coloured elevation drawings submitted by the applicant be received.

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

1. THAT Site Development File DA.13.019 (York Major Holdings Inc.) BE APPROVED, to facilitate the development of a one-storey 7,239.35 m² multi-unit industrial building 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, 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 final waste management plan and waste collection design standards submission shall be approved by the Vaughan Public Works Department; and,
 - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning Department.

The application implements the following Goals and Objectives of Green Directions Vaughan:

- Objective 2.2: To develop Vaughan as a City with an urban form that supports our expected population growth.

- 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.

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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) utilizing low volatile organic compound adhesives, sealants, paints and coatings; and,
- iv) drought tolerant plant materials.

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.13.019 (York Major Holdings Inc.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a one-storey 7,239.35 m² multi-unit industrial building, as shown on Attachments #3 to #6 inclusive.

Background - Analysis and Options

Location

The subject lands are located on the northeast corner of McNaughton Road East and Rodinea Road, municipally known as 561 Rodinea Road, being Block 21 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 (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 multi-unit industrial building.

The subject lands are also designated "General Employment" by the new Vaughan Official Plan 2010 (VOP 2010) that 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 is pending approval from the Ontario Municipal Board, which permits the proposed multi-unit industrial building.

The proposal for a multi-unit industrial building conforms to the use policies of both Official Plans.

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 use. The proposed multi-unit industrial building complies with the development standards in Zoning By-law 1-88.

Site Plan Review

a) Site Plan

The Owner is proposing to develop the 2.4 ha vacant industrial block with a 7,239.35 m² multi-unit industrial building, as shown on Attachments #3 to #5 inclusive. The proposed building

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includes 11 units with two rows of parking abutting Rodinea Road, McNaughton Road and the east side of the building. A total of 200 parking spaces including 4 barrier free spaces are provided. Zoning By-law 1-88 requires that a minimum of 145 parking spaces be provided ($7,239.35 \text{ m}^2 @ 2 \text{ spaces} / 100 \text{ m}^2$), which complies with the by-law requirements. The Owner has indicated that there is space available for future mezzanines. The site plan provides additional parking that could accommodate future internal additions.

Loading spaces for each unit are located on the north side of the building, which are screened from Rodinea Road by a screen wall and landscaping. Two driveway accesses are proposed, one onto McNaughton Road that is aligned with the Lowe's driveway to the south and a second onto Rodinea Road.

The Owner will be providing a garbage and recycling room internal to the building, to satisfy the requirements of the Vaughan Public Works Department Waste Management Section. The final waste management plan and waste collection design standards submission be approved to the satisfaction of the Department.

b) Building Elevations

The proposed building elevations shown on Attachment #5 consist of grey architectural precast panels and thermo double glazed windows. The overall building height is 9.42 m with parapet heights increasing to 10.5 m at the front of each unit to indicate the main entrances. The main entrance to each unit is located on the south elevation and is designed with black patterned granite and black sign boxes above the entrance doors. The south elevation also includes reflective glazing in aluminum frames with architectural precast panels with textured bands as accents. Overhead roll-up doors are located on the north elevation.

c) Landscape Plan

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs, ornamental grasses, perennials and sodded areas, as shown on Attachment #4. The mix of planting is provided along the street frontages, McNaughton Road and Rodinea Road within the 6.5 m wide landscaping strip. A continuous walkway connecting to both public roads is proposed through the sight triangle (south-west corner of the subject lands) and west of the access on McNaughton, through the parking area and abutting the building, as required in the comments provided by the Region of York as identified in the "Regional Implications" section of this report.

d) Signage

The Owner is proposing a pylon sign, as shown on Attachment #6, along the McNaughton Road frontage. The sign will be 6.15 m in height including a 1.54 m architectural precast base indicating the municipal address "561", with an illuminated sign above for the individual units. The elevations plan (Attachment #5) shows wall signage above the entrance of each unit.

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

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

ii) Plan and 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 Region of York Transportation and Community Planning Department requires that sidewalks be provided, from the building entrance to sidewalks and frontages onto roadways that have transit services. Currently YRT/Viva Transit services operate on McNaughton Road and Troon Avenue. In addition, the Owner must submit plans to the satisfaction of the Region that a passenger standing area/shelter pad at the northeast corner of McNaughton Road and Rodinea Road will be installed. The Owner must satisfy all requirements of the Region and enter into a Regional Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Conclusion

The Site Development Application 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 a multi-unit 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.13.019, subject to the conditions contained in this report.

Attachments

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

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4. Landscape Plan
5. Elevations
6. Pylon Sign

Report prepared by:

Margaret Holyday, Planner, ext. 8216

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 JUNE 18, 2013

SITE DEVELOPMENT FILE DA.13.019

YORK MAJOR HOLDINGS INC.

WARD 4 - VICINITY OF MAJOR MACKENZIE DRIVE AND MCNAUGHTON ROAD EAST

Recommendation

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

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 - iv) the Owner shall satisfy all requirements of the Region of York Transportation and Community Planning 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 2.2: To develop Vaughan as a City with an urban form that supports our expected population growth.

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;
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Economic Impact

There are no requirements for new funding associated with this report.

Communications Plan

N/A

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3. Site Plan
4. Landscape Plan
5. Elevations
6. Pylon Sign

Report prepared by:

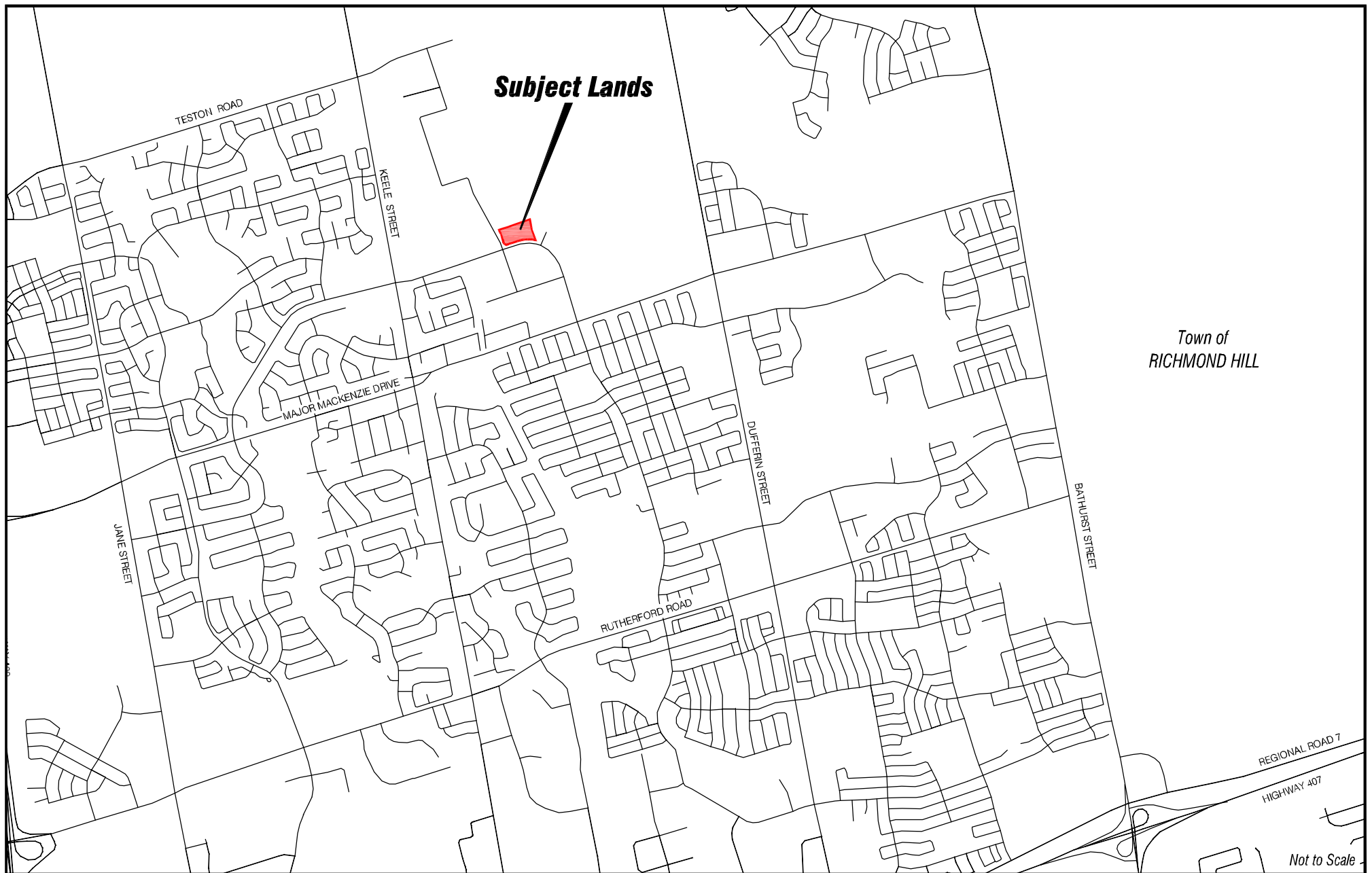
Margaret Holyday, Planner, ext. 8216
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
York Major Holdings Inc.

N:\DFT\1 ATTACHMENTS\DA\da.13.019.dwg

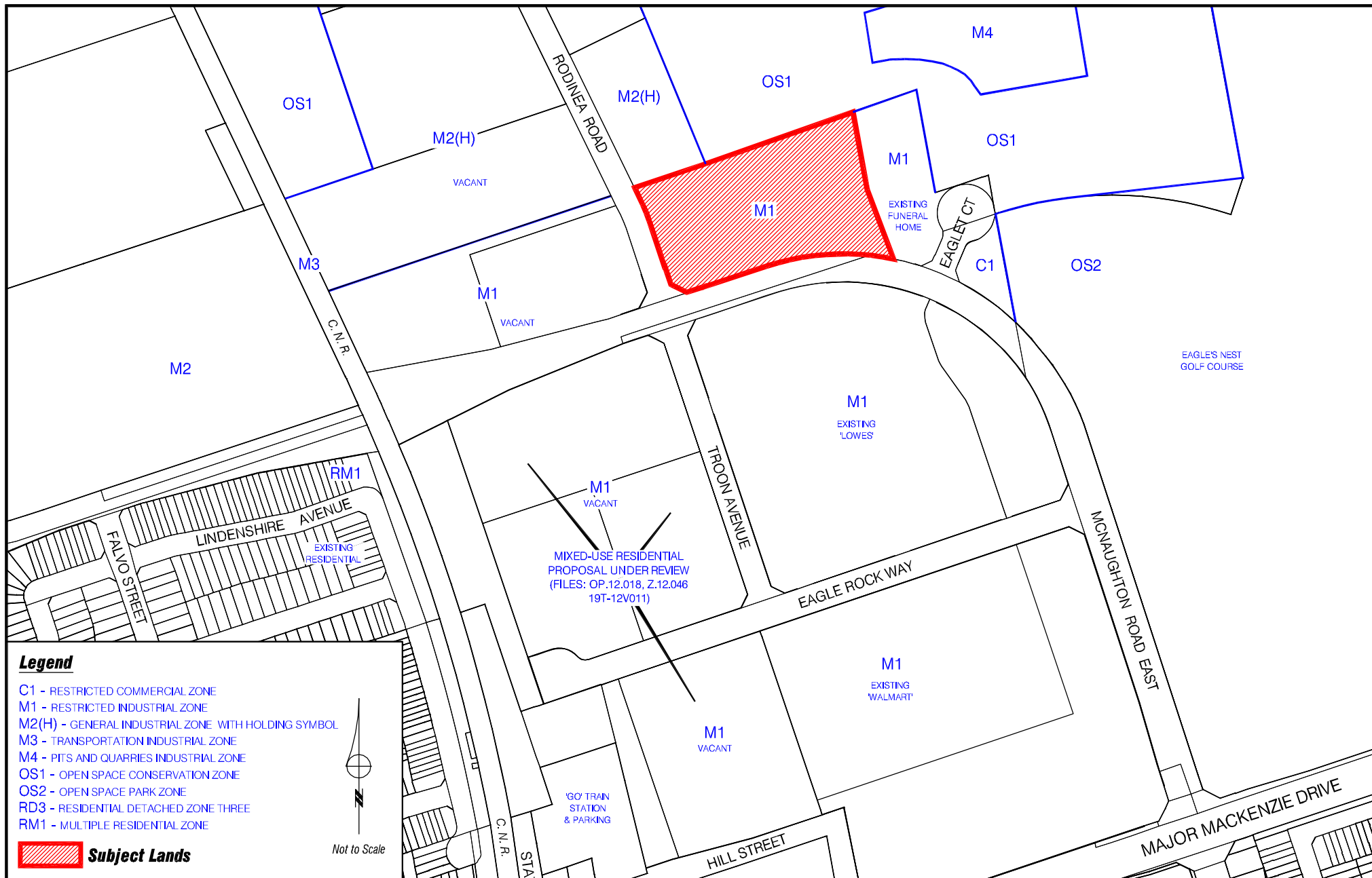


Attachment

FILE:
DA.13.019

DATE:
June 18, 2013

1



Location Map

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
York Major Holdings Inc.

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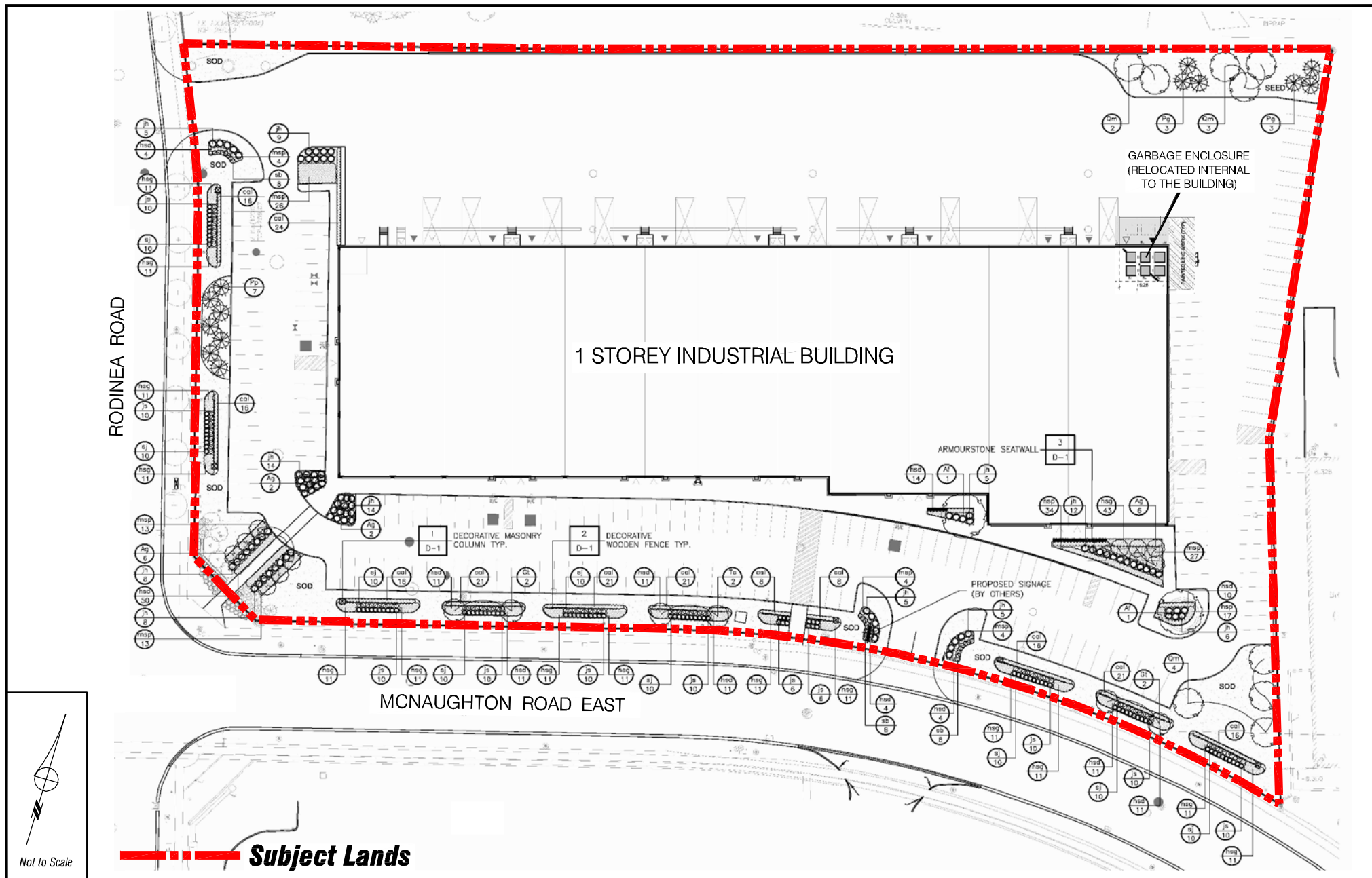


Attachment

FILE:
DA.13.019

DATE:
June 18, 2013

2



Landscape Plan

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
York Major Holdings Inc.

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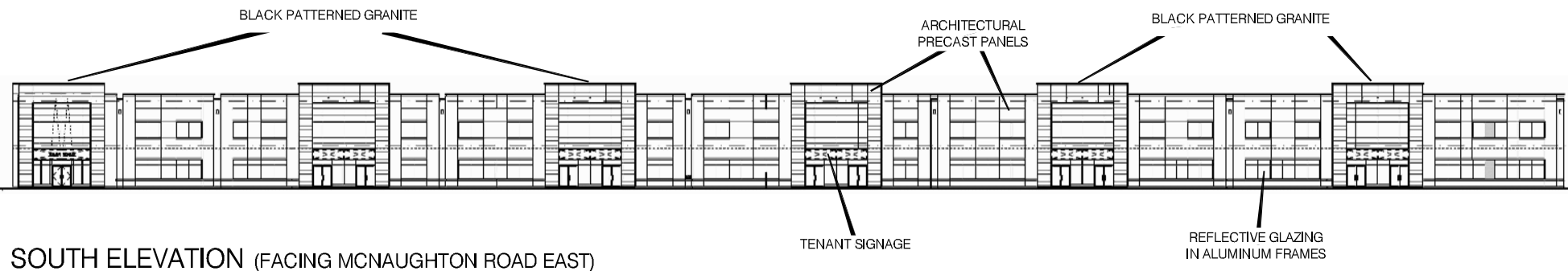


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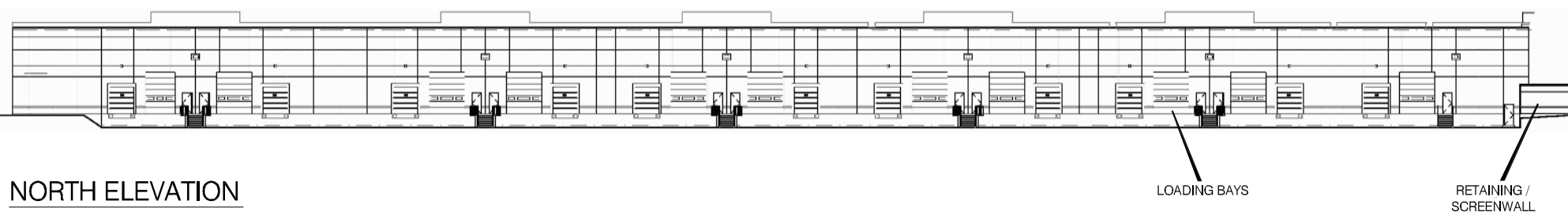
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DA.13.019

DATE:
June 18, 2013

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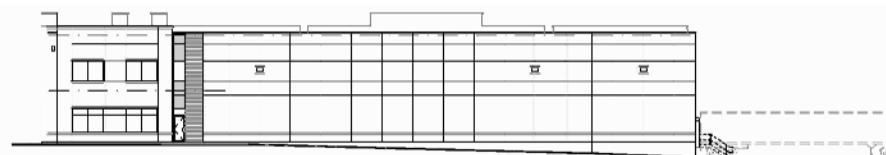
SOUTH ELEVATION (FACING MCNAUGHTON ROAD EAST)



NORTH ELEVATION



WEST ELEVATION (FACING RODINEA ROAD)



EAST ELEVATION

Elevations

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
York Major Holdings Inc.

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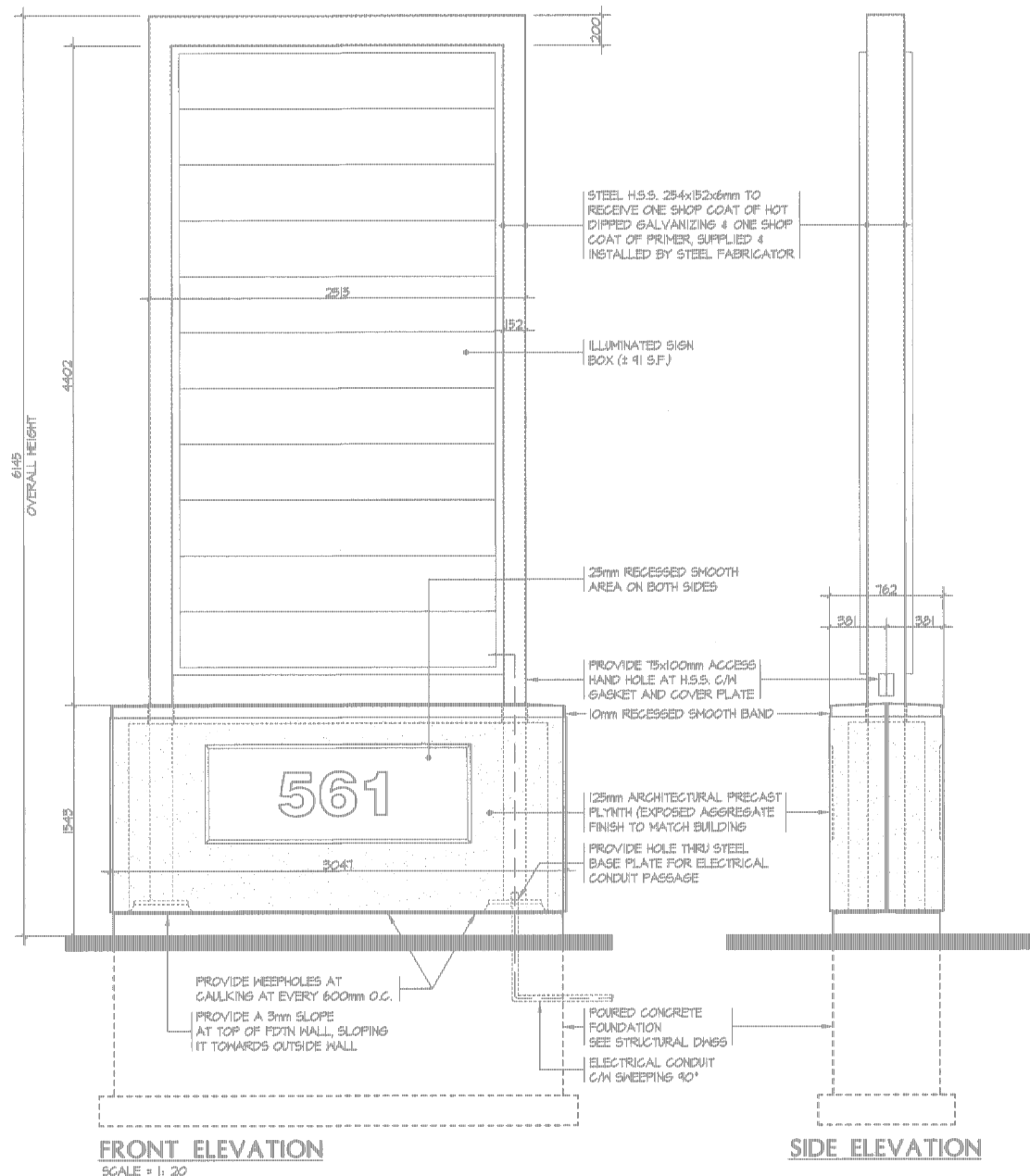


Attachment

FILE:
DA.13.019

DATE:
June 18, 2013

5



Pylon Sign

LOCATION:
Part of Lot 22, Concession 3

APPLICANT:
York Major Holdings Inc.

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Attachment

FILE:
DA.13.019

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