

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

**4 SITE DEVELOPMENT FILE DA.12.088
AQUA TECH PROPERTIES LIMITED
WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD**

- 1) That the recommendation contained in the following report of the Commissioner of Planning, dated November 6, 2012, be approved; and
- 2) That the coloured elevation drawings submitted by the applicant be received.

- 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; and,
 - ii) the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Development/Transportation Engineering Department.

- i) recycled concrete to be used in the parking lot and paved areas;
- ii) bike racks to promote cycling as an alternative to motor vehicles;
- 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; and,
- vii) drought tolerant and native plant species to promote water efficiency.

 $\dots/2$

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 4, CW Report No. 43 – Page 2

Purpose

The Owner has submitted Site Development File DA.12.088 (Aqua Tech Holdings Ltd.) for the subject lands shown on Attachments #1 and #2, to facilitate the development of a 2,368 m² industrial building with accessory open storage, as shown on Attachments #3 to #5 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 frontage on the east side of Rodinea Road, being Block 13 on Registered Plan 65M-4330, City of Vaughan.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial" by 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). The subject lands are 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 is pending approval from the Ontario Municipal Board. 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, as amended.

Site Plan Review

The Owner is proposing to develop the 1.1 ha vacant industrial block with a 2,368 m² industrial building with an accessory outside storage area, as shown on Attachments #3 to #5 inclusive.

The proposed building elevations that are shown on Attachment #5, consists of grey architectural precast panels and thermo double glazing. The main entrance of the building is located at the southwest corner of the building and is designed with glazing and architectural precast panel accents.

A pedestrian walkway connects the main building entrance to Rodinea Road. The building consists of a 2-storey office component (882 m²) and a 1,486 m² industrial building portion with a partial mezzanine level. Overhead roll-up doors are located on the north and east elevations. The west elevation faces Rodinea Road and consists primarily of precast concrete panels with glazing.

A total of 62 parking spaces are provided on site including 1 barrier free space. Zoning By-law 1-88 requires that parking for the proposed development is calculated as follows:

$$2.0 \text{ spaces}/100\text{m}^2 \times 2,368 \text{ m}^2 = 47 \text{ parking spaces.}$$

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

An accessory open storage area is located in the rear yard, east of the proposed industrial building and will be used to store equipment and vehicles associated with the industrial use. The open storage area is fully enclosed by a chain link fence with vinyl slats on the north and east sides and a 2 m high decorative screen wall on the south side being directly to the east of the proposed building.

.../3

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 4, CW Report No. 43 – Page 3

The open storage area is accessed at the southeast and northwest portions of the subject lands by double gates. Landscaped areas having a width of 4.0 m along the east, 2 m to the north, and 3 m along the south side of the open storage area is proposed for screening purposes. The open storage area complies with the requirements of Zoning By-law 1-88.

The landscape plan consists of a mix of deciduous and coniferous trees, shrubs and sodded areas, as shown on Attachment #4. Deciduous trees are proposed within the 4.0 m wide landscape strip along the rear lot line to screen the proposed development from the abutting open space lands to the east. The Owner is also proposing 6.0 m wide landscaped areas along the south and west property limits along Rodinea Road.

The Vaughan Development Planning Department will continue to work with the Owner to finalize the details of the proposed development. The final site plan, 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.

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 priorities set forth in Vaughan Vision 2020, particularly “Plan & Manage Growth and Economic Well-being”.

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

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 Development Planning Department is satisfied that the proposed industrial building 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.12.088, subject to the conditions contained in this report.

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF NOVEMBER 20, 2012

Item 4, CW Report No. 43 – Page 4

Attachments

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

Report prepared by:

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

/CM

(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 NOVEMBER 6, 2012

**SITE DEVELOPMENT FILE DA.12.088
AQUA TECH PROPERTIES LIMITED
WARD 4 – VICINITY OF MCNAUGHTON ROAD EAST AND RODINEA ROAD**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.12.088 (Aqua Tech Holdings Ltd.) BE APPROVED, to facilitate the development of a 2,368 m² industrial building with accessory open storage as shown on Attachments #3 to #5 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; 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 Owner has advised that the following sustainable features will be included within the site and building design:

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

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Attachments

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3. Site Plan
4. Landscape Plan
5. Elevations

Report prepared by:

Mary Caputo, Planner, ext. 8215

Christina Napoli, Senior Planner, ext. 8483

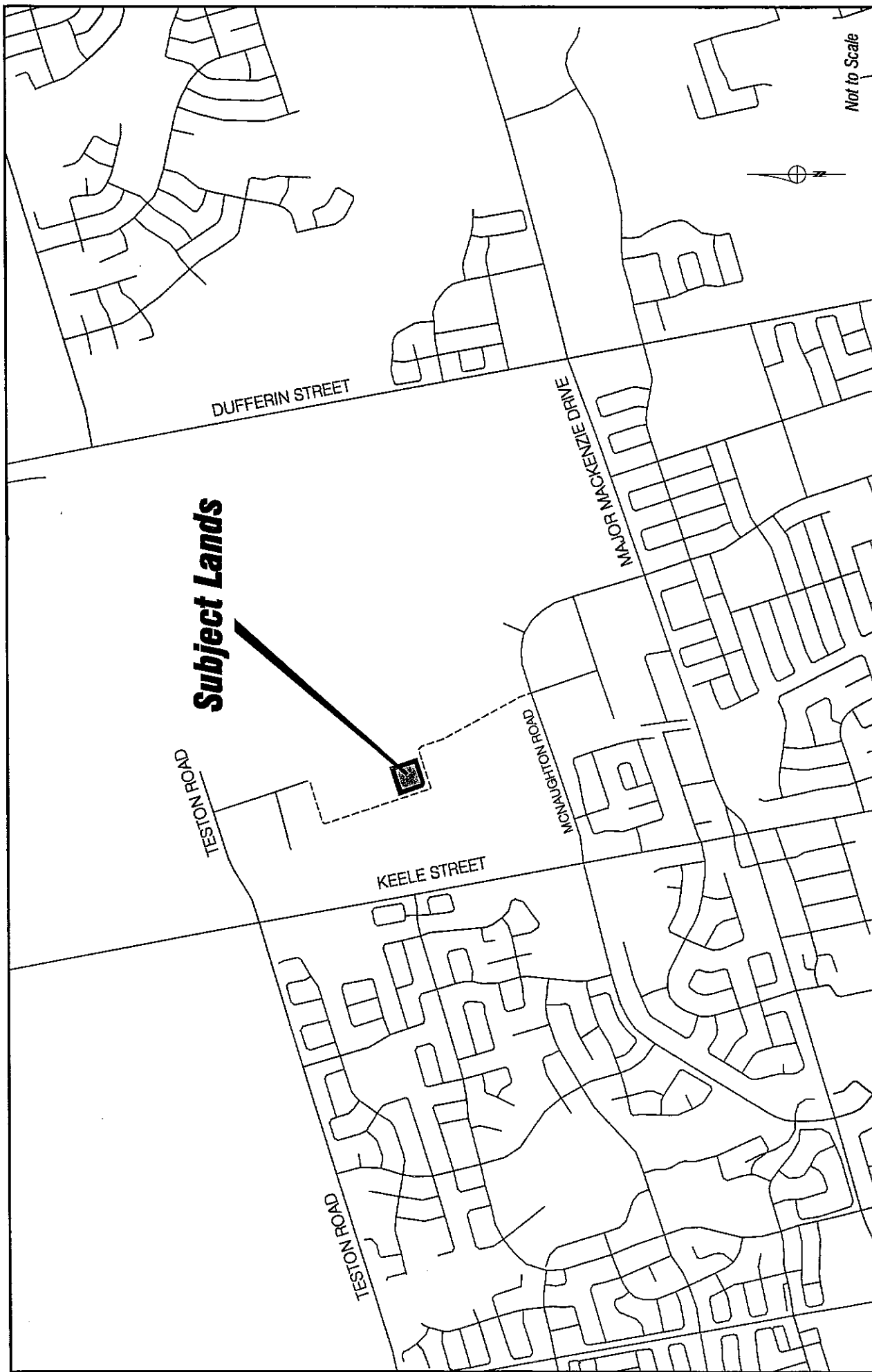
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEVAMA
Director of Development Planning

/CM



Attachment

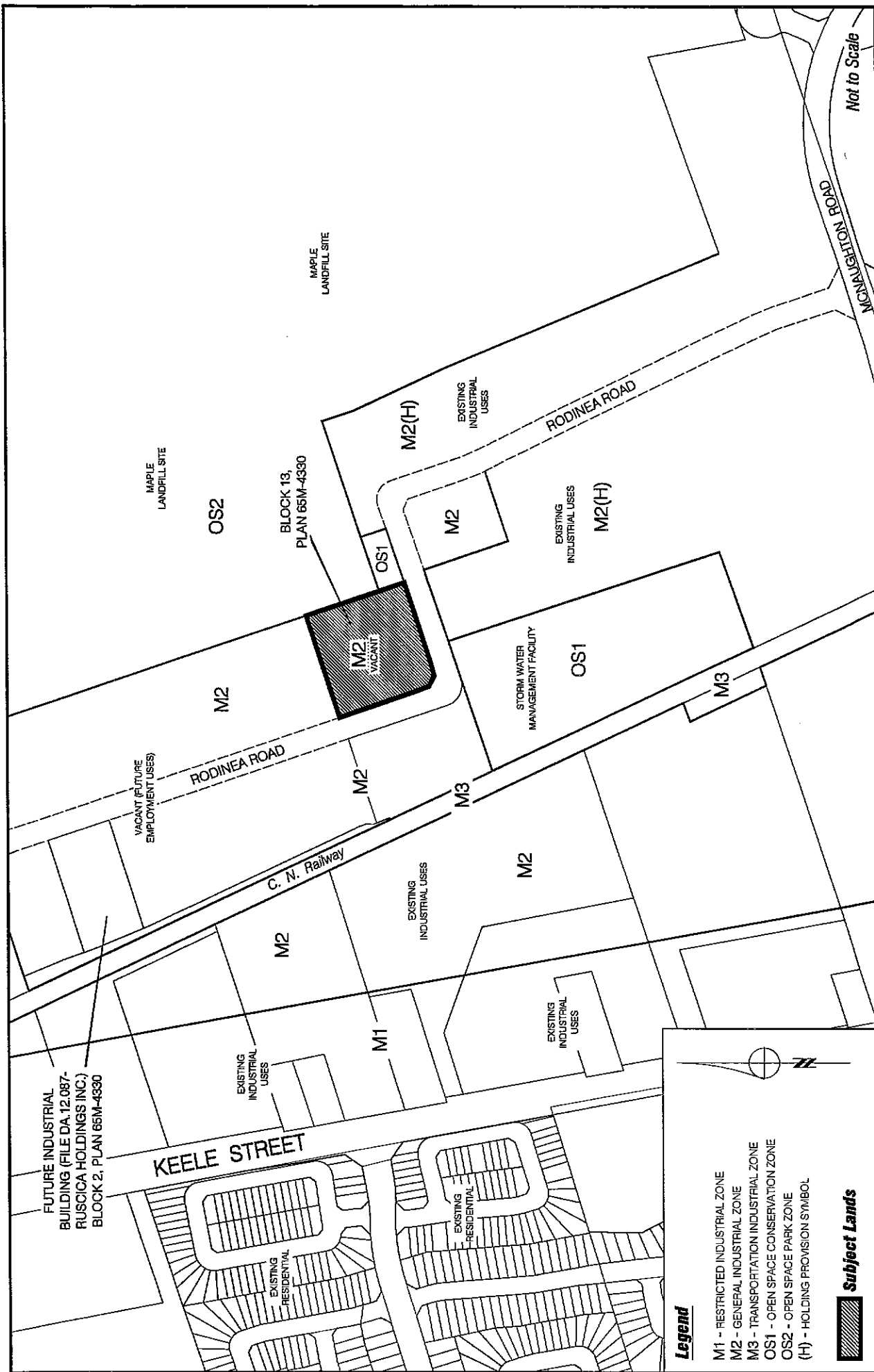
FILE: DA.12.088
DATE: October 09, 2012



Context Location Map

LOCATION:
Part of Lot 23, Concession 3

APPLICANT:
Aqua Tech Properties Limited
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Attachment

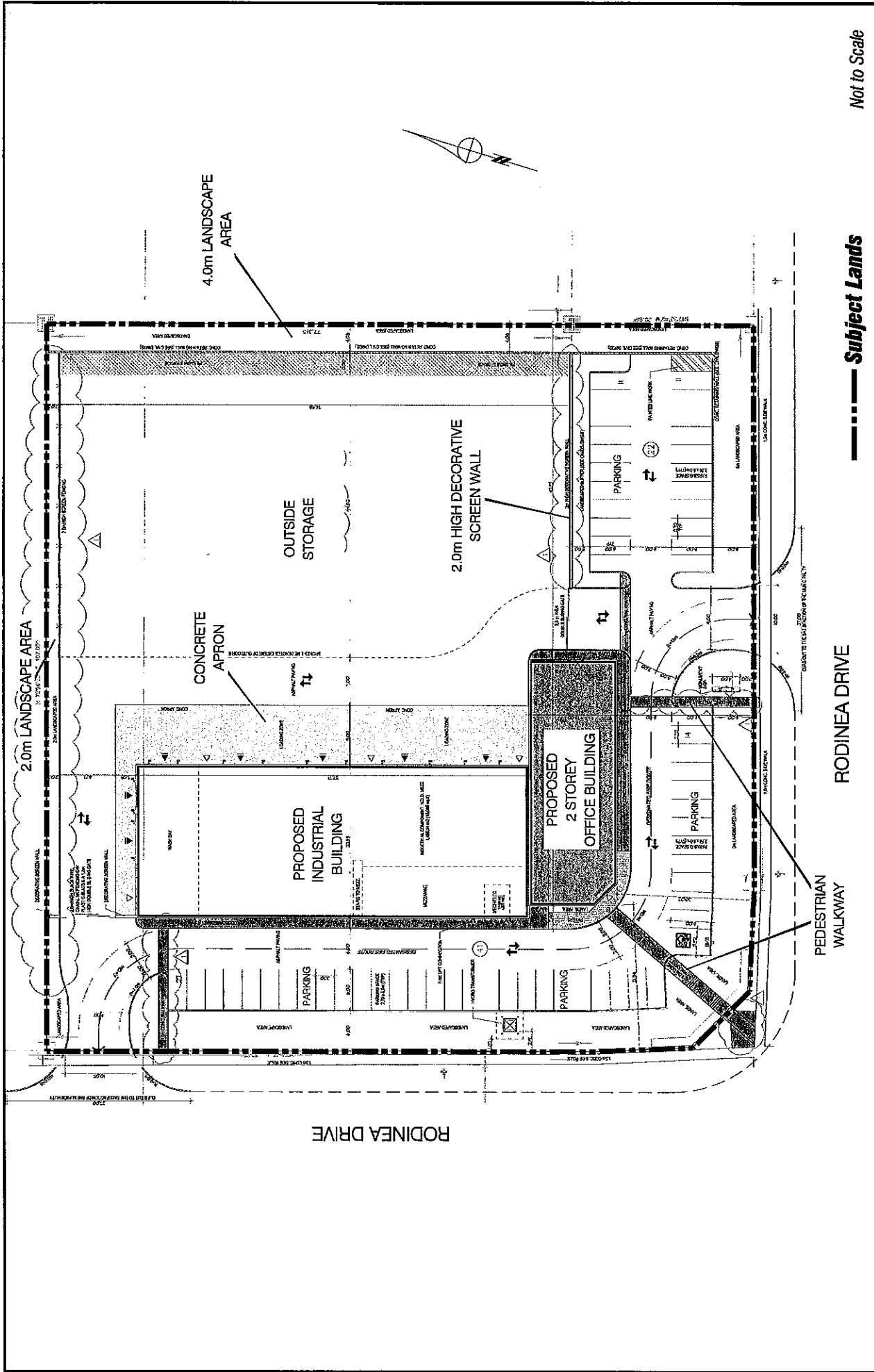
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DATE: October 09, 2012



Location Map

LOCATION:
Part of Lot 23, Concession 3

APPLICANT:
Aqua Tech Properties Limited
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Not to Scale

----- Subject Lands

Site Plan

LOCATION:
Part of Lot 23, Concession 3

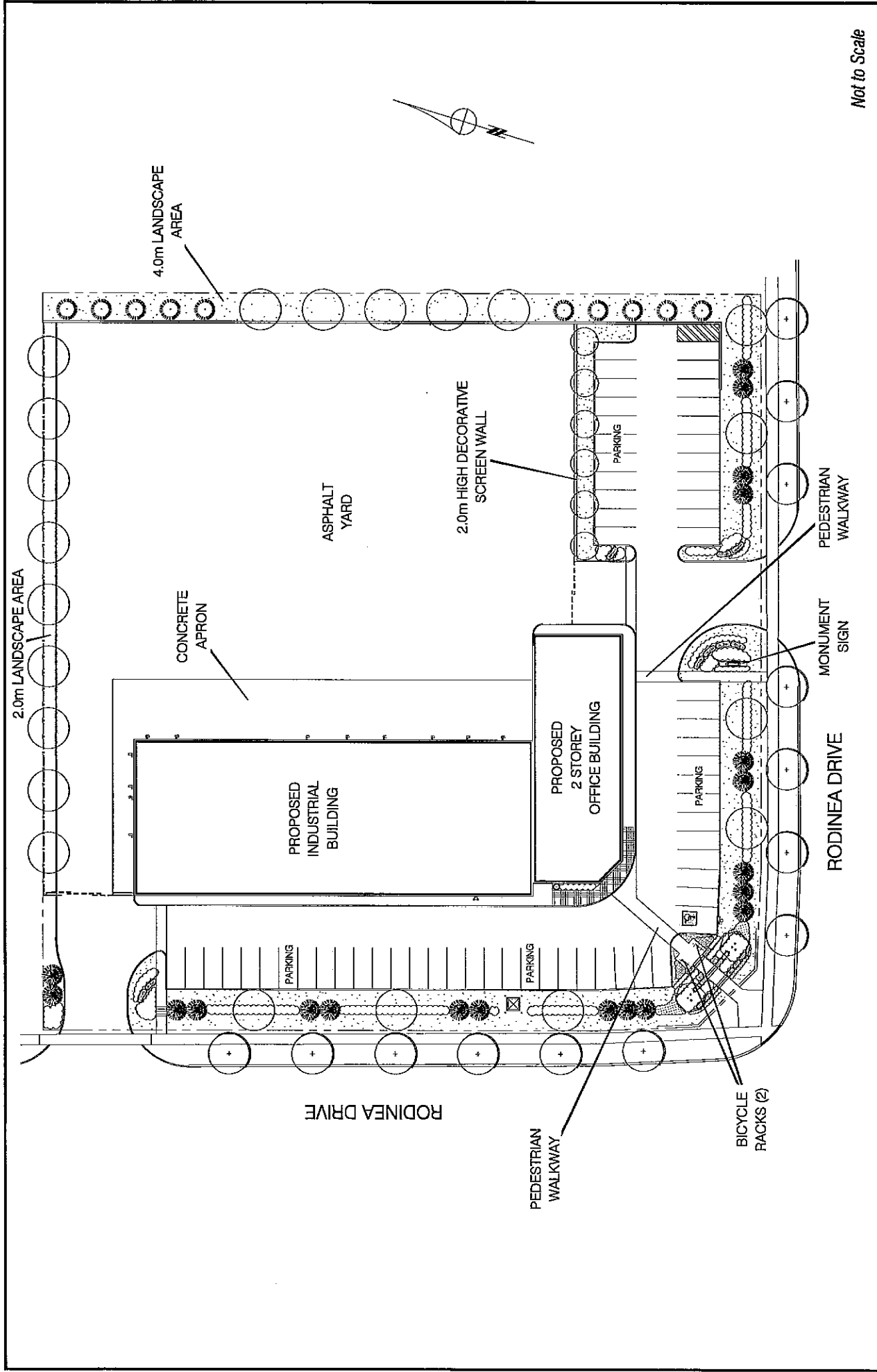
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Attachment

FILE:
DA.12.088
DATE:
October 09, 2012

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Landscape Plan

LOCATION:
Part of Lot 23, Concession 3

APPLICANT:
Aqua Tech Properties Limited
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ARCHITECTURAL
PRECAST PANELS

OVERHEAD
ROLL-UP DOORS

METAL DOOR

EAST ELEVATION

REFLECTIVE THERMO
DOUBLE GLAZING

SPANDREL
GLAZING
REFLECTIVE
THERMO
DOUBLE
GLAZING

WEST ELEVATION (FACING RODINEA DRIVE)

METAL DOOR

CLEAR GLASS
ALUMINUM DOORS

SPANDREL
GLAZING

REFLECTIVE
THERMO
DOUBLE
GLAZING

CLEAR GLASS
ALUMINUM DOORS

ARCHITECTURAL
PRECAST PANELS

NORTH ELEVATION

SOUTH ELEVATION (FACING RODINEA DRIVE)

Not to Scale

Elevations

LOCATION:
Part of Lot 23, Concession 3

APPLICANT:
Aqua Tech Properties Limited

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Attachment

FILE:
DA.12.088

DATE:
October 09, 2012

5