

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 4

**TITLE: SITE DEVELOPMENT FILE DA.17.066
2194863 ONTARIO INC.
VICINITY OF KEELE STREET AND TESTON ROAD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole on Site Development File DA.17.066 for the Subject Lands shown on Attachments #1 and #2, to permit a one-storey, multi-unit employment use building as shown on Attachments #3 to #6.

Report Highlights

- The Owner is proposing a one-storey, multi-unit, 2,403.66 m² employment use building served by 52 parking spaces on the Subject Lands.
- The Development Planning Department supports the Development as it conforms to the Vaughan Official Plan 2010 ("VOP 2010"), complies with Zoning By-law 1-88, and is compatible with the planned and existing uses in the area.

Recommendations

1. THAT Site Development File DA.17.066 (2194863 Ontario Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS; to permit a one-storey, multi-unit, 2,403.66 m² employment use building as shown on Attachments #3 to #6, on the Subject Lands shown on Attachments #1 and #2:
 - a) That prior to the execution of the Letter of Undertaking:

- i) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations and signage details; and
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, and storm water management report.
- b) That prior to the issuance of a Building Permit:
- i) the Owner shall pay to the City of Vaughan the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board, and the York Catholic District School Board.

Background

The vacant 0.68 ha subject lands (the “Subject Lands”) shown on Attachments #1 and #2 are located east of Keele Street and south of Teston Road, and are municipally known as 251 Rodinea Road. The surrounding land uses are identified on Attachment #2.

A Site Development Application has been submitted to permit the proposed employment building

The Owner has submitted Site Development File DA.17.066 (the “Application”) to permit a 2,403.66 m², one-storey, multi-unit employment building served by 52 parking spaces (the “Development”) as shown on Attachments #3 to #6.

Analysis and Options

The Development conforms to the Vaughan Official Plan 2010 (“VOP 2010”) and Zoning By-law 1-88

The Subject Lands are designated “General Employment” and “Oak Ridges Moraine Settlement Area” by VOP 2010. The General Employment designation permits a full range of employment uses and accessory office and/or retail uses directly associated with the employment use. The Oak Ridges Moraine Settlement Area designation permits all applicable uses permitted in the General Employment designation of VOP 2010. The proposed employment building conforms to the policies of VOP 2010.

The Subject Lands are zoned “M2 General Industrial Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(1097), which permits the proposed employment use building. The proposal complies with Zoning By-law 1-88.

The Application has been reviewed and is satisfactory, subject to the comments and conditions in this report

The Development consists of a 2,403.66 m², one-storey, multi-unit employment building with 52 parking spaces, as shown on Attachments #3 to #6. A 6 m wide landscape strip is proposed along Rodinea Road between the sidewalk and parking area, and a 7.5 m wide landscape strip is proposed along the rear property line and the adjacent OS1 Open Space Conservation Zone lands to the east, as shown on Attachment #4. Two full-move driveways provide access onto Rodinea Road.

The building materials consist of concrete precast panels with spandrel and clear glazing on the front elevation, and concrete precast panels with exposed aggregate and smooth banding on the side and rear elevations, as shown on Attachment #5 and #6.

The Subject Lands are subject to the “McNaughton Community Plan – North Portion Urban Design Guidelines”. The Control Architect, MBTW/Watchorn Architect Inc., for the area has reviewed the proposed site plan and building elevations, and has confirmed that the proposal meets the intent and requirements of the Architectural Control Guidelines for the Area. The Urban Design and Cultural Heritage Division of the Development Planning Department has reviewed and is satisfied with the proposed site plan and elevations.

The Development Planning Department is satisfied with the Development, which is compatible with the surrounding land uses, and must approve the final site plan, building elevations, landscape plan and landscape cost estimate prior to the execution of the implementing Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

The Development Engineering (“DE”) Department is satisfied with the Development, subject to conditions of approval

The DE Department is satisfied with the Development and shall approve the final site servicing and grading plan, and storm water management report. A condition to this effect is included in the Recommendations of this report.

The Office of the City Solicitor, Real Estate Department has confirmed that cash-in-lieu of parkland dedication is not required

The Real Estate Department has confirmed that cash-in-lieu of the dedication of parkland is not required, as it was paid in full through the Subdivision Agreement between the City of Vaughan and York Major Holdings (File 19T-05V05).

The Financial Planning and Development Finance Department has advised that Development Charges are required

The Owner shall pay to the City all applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region

District School Board and York Catholic District School Board. A clause will be included in the Site Plan Letter of Undertaking to this effect, as reflected in the Recommendation of this report.

The Toronto and Region Conservation Authority (“TRCA”) is satisfied with the Development

The Subject Lands are located in a Source Water Protection vulnerable area referred to as the Wellhead Protection Area-Q2 (WHPA-Q2), and subject to policy REC-1 clause 2 (a) and (b) in the Credit Valley, Toronto and Region and Central Lake Ontario (“CTC”) Source Protection Plan. As such, the Owner has submitted a water balance assessment to the TRCA for review. The TRCA is satisfied with the submitted water balance assessment, and has no objection to the Development.

All utility companies have no objection to the Development

Enbridge Gas, Hydro One, Bell Canada and Alectra Utilities Corporation (formerly PowerStream Inc.) have no objection to the approval of the proposed development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to commencement of site works.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The York Region Community Planning and Development Services Department has no comment or objection to the Development.

Conclusion

Site Development File DA.17.066 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies, and the area context. The proposed multi-unit employment use building conforms to VOP 2010, is a permitted use by Zoning By-law 1-88, and is considered to be compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of Site Development File DA.17.066, subject to the Recommendations in this report.

For more information, please contact: Chris Cosentino, Planner 1, at extension 8215.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Zoning
4. Landscape Plan
5. Building Elevations (West and South)
6. Building Elevations (East and North)

Prepared by

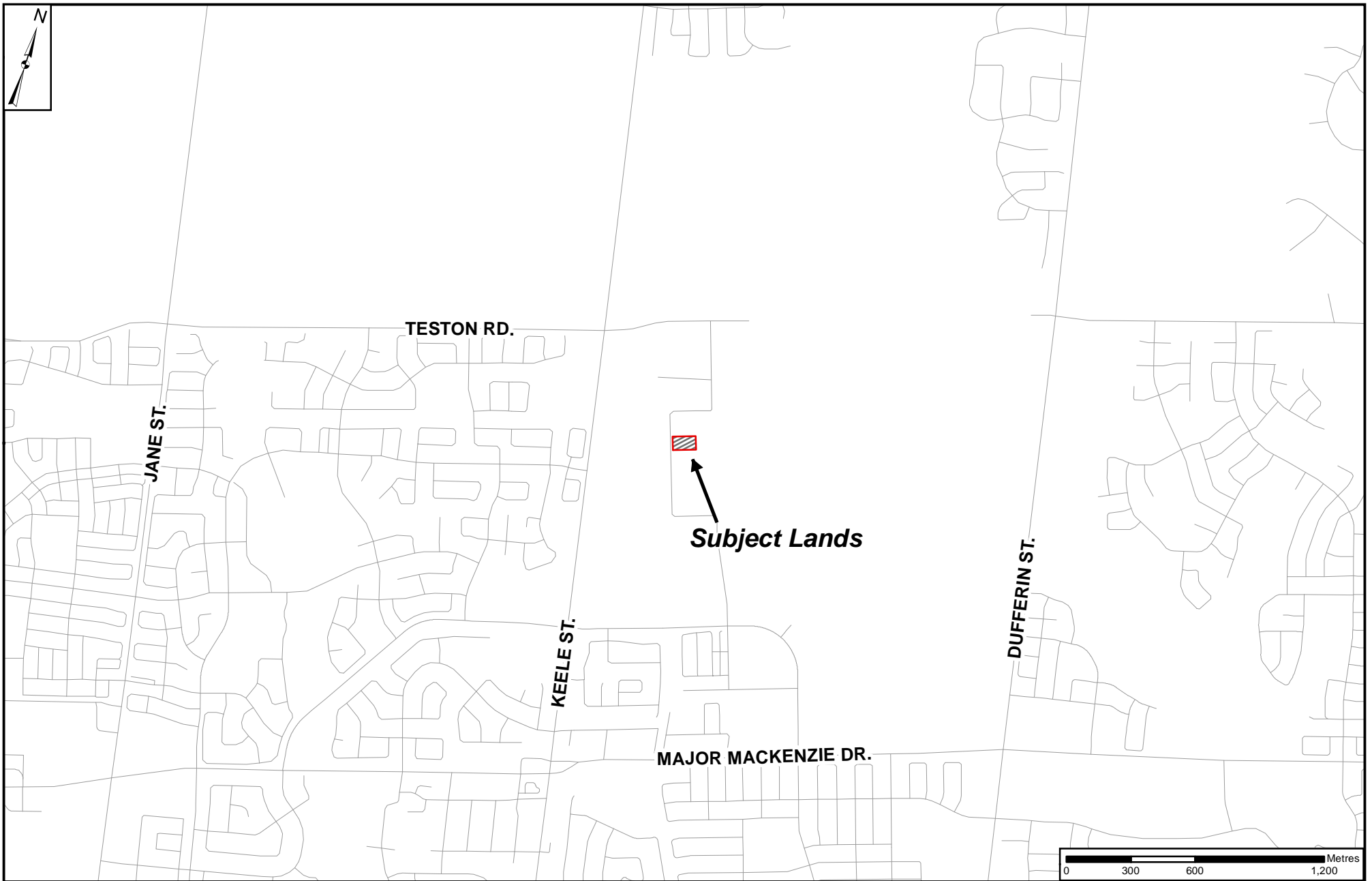
Chris Cosentino, Planner I, extension 8215

Christina Napoli, Senior Planner, extension 8483

Carmela Marrelli, Interim Senior Manager, extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part Lot 24, Concession 3 - 251 Rodinea Road

APPLICANT:
2194863 Ontario Inc.

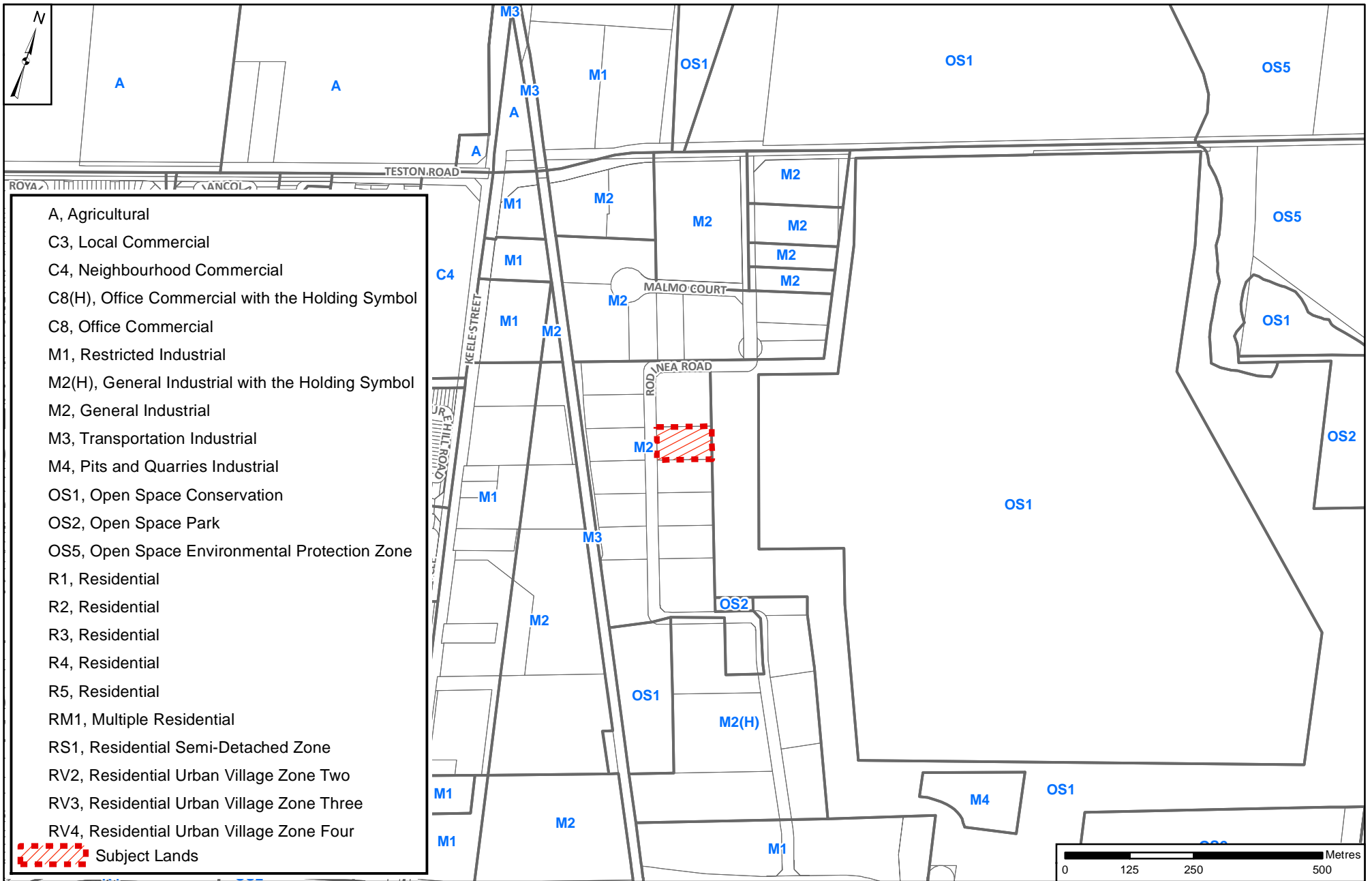


Attachment

FILES: DA.17.066
RELATED FILES: Z.08.042, 19T-05V005

DATE: June 5, 2018

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Location Map

LOCATION:
Part Lot 24, Concession 3 - 251 Rodinea Road

APPLICANT:
2194863 Ontario Inc.

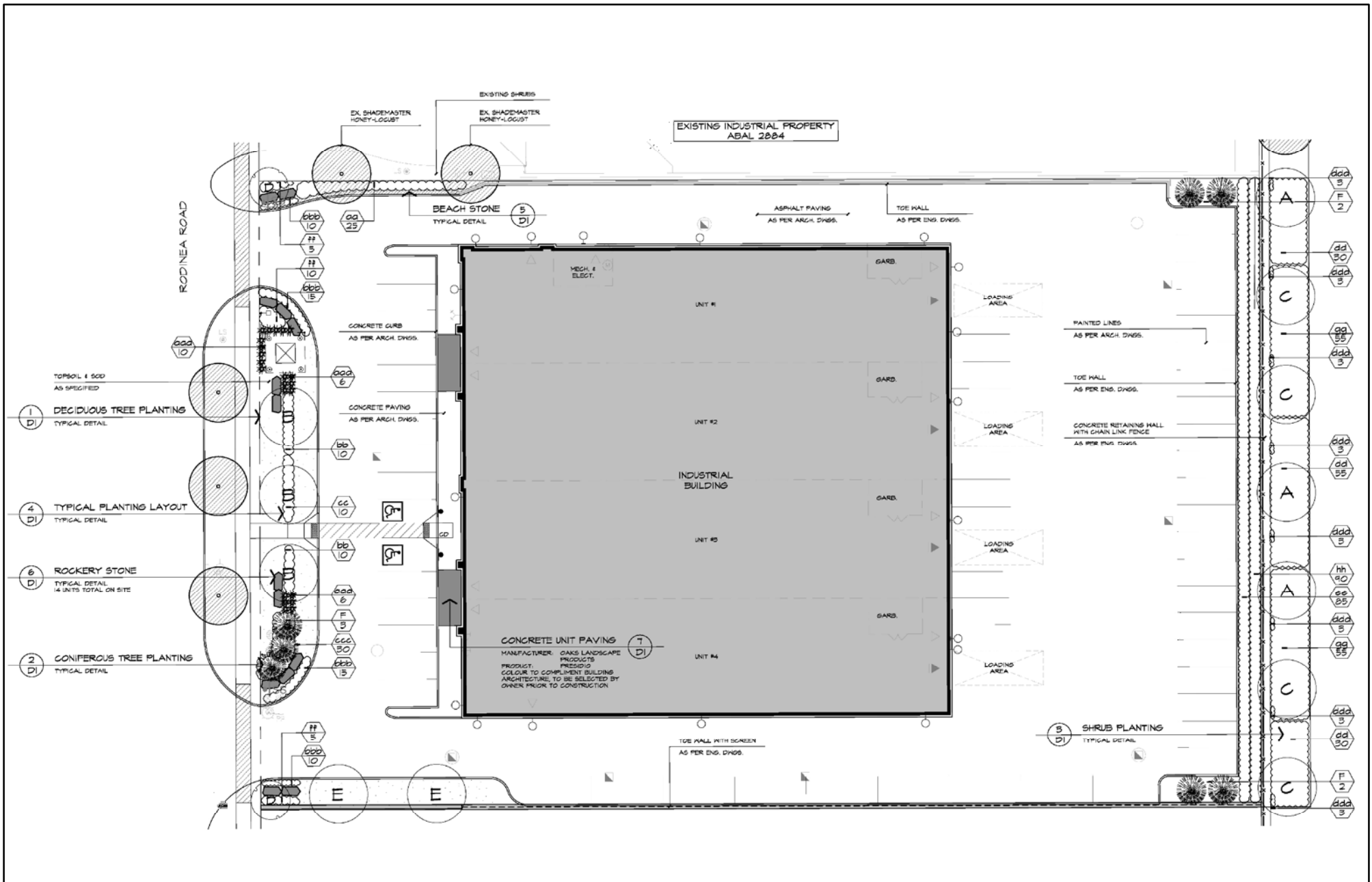


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Landscape Plan

LOCATION:
Part Lot 24, Concession 3 - 251 Rodinea Road

APPLICANT:
2194863 Ontario Inc.

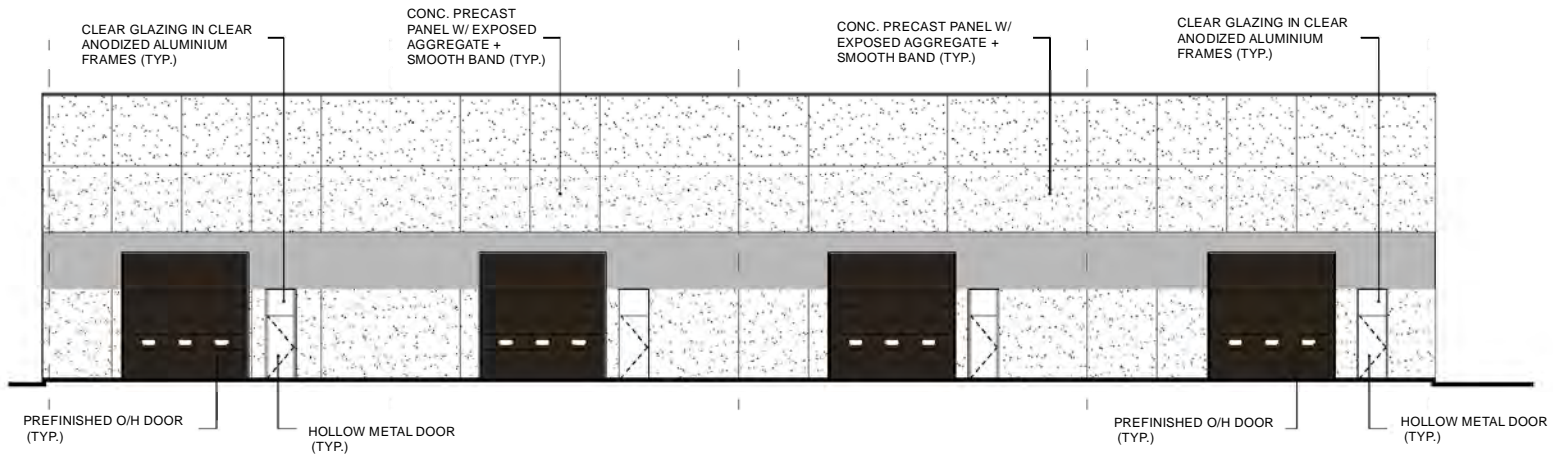


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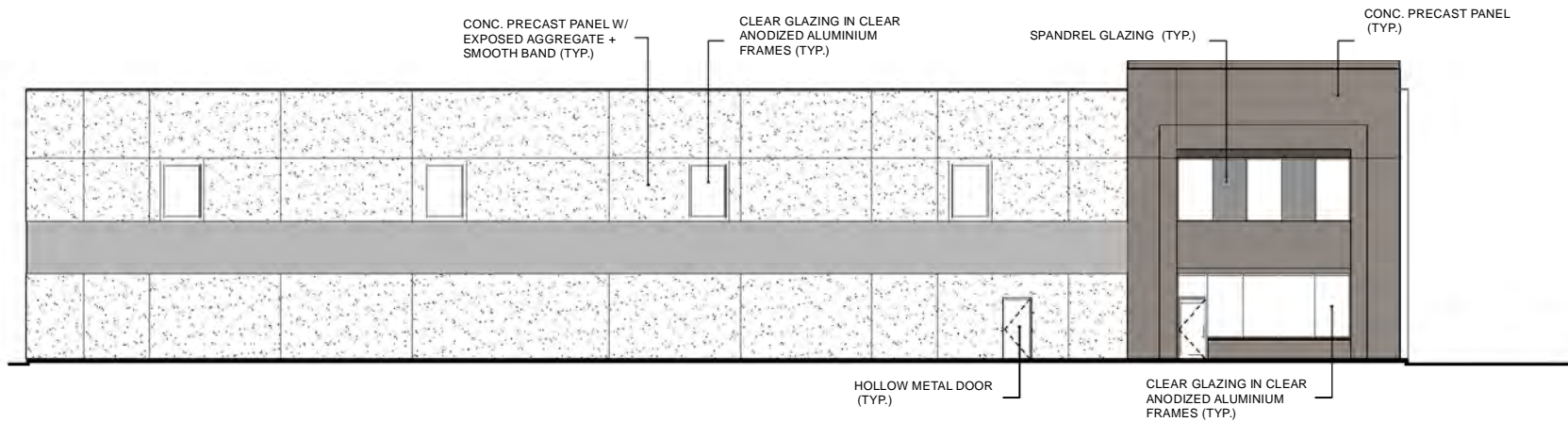
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EAST ELEVATION

NORTH ELEVATION



Building Elevations (East and North)

LOCATION:
Part Lot 24, Concession 3 - 251 Rodinea Road

APPLICANT:
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