

Committee of the Whole (1) Report

DATE: Tuesday, March 02, 2021

WARD: 4

TITLE: DIRSAN HOLDING INC.

SITE DEVELOPMENT FILE DA.20.038

290 RODINEA ROAD

VICINITY OF KEELE STREET AND TESTON ROAD

FROM:

Jim Harnum, City Manager

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.20.038 for the subject lands shown on Attachment 2. The Owner proposes to develop the subject lands with a 1-storey industrial building with a 2-storey accessory office space (582.47 m²) for a total building gross floor area (GFA) of 1,257 m², with accessory open storage as shown on Attachments 3 to 5.

Report Highlights

- The Owner proposes to develop the subject lands with a 1-storey industrial building with a 2-storey accessory office space and accessory open storage
- The existing zoning for the subject lands permits these uses and a Site Development application is required to permit the development
- The Development Planning Department supports the approval of the Application as it consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, the Oak Ridges Moraine Conservation Plan 2017, the York Region Official Plan 2010, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendation

1. THAT Site Development File DA.20.038 (Dirsan Holding Inc.) BE DRAFT APPROVED AND SUBJECT TO THE CONDITIONS of Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a 1-storey industrial building with a 2-storey accessory office space and accessory open storage area as shown on Attachments 3 to 5.

Background

The subject lands (the ‘Subject Lands’) are located east of Keele Street, south of Teston Road, are currently vacant and are municipally known as 290 Rodinea Road. The surrounding land uses are shown on Attachment 2.

Previous Reports/Authority

n/a.

Analysis and Options

A Site Development Application has been submitted to permit the Development

Dirsan Holding Inc. (the ‘Owner’) has submitted Site Development File DA.20.038 (the ‘Application’) on the Subject Lands shown on Attachment 2, to permit a 1,257 m² 1-storey industrial building including a 582.47 m² 2-storey accessory office space and accessory open storage and parking (the ‘Development’) as shown on Attachments 3 to 5. The Subject Lands will be accessed from Rodinea Road.

The Development is consistent with the Provincial Policy Statement 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the Provincial Policy Statement 2020 (‘PPS’). The PPS provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include building strong, healthy communities, the wise use and management of resources; and protecting public health and safety.

The PPS polices allow some flexibility in their implementation provided the Provincial interests are upheld. The *Planning Act* requires that Vaughan Council’s planning decisions be consistent with the PPS.

The Development is consistent with PPS policies, specifically, Section 1.1.1 e) and 1.1.3.1 under Part V – “Policies” regarding cost-effective development patterns and standards to minimize land consumption and servicing costs and focusing growth and development within a Settlement Area. Section 1.1.3.2 – indicates that within Settlement Areas land use patterns shall efficiently use infrastructure, public service facilities,

minimize negative impacts to air quality and climate change and promote energy efficiency.

The Subject Lands are located within a defined Settlement Area identified by the PPS. The Development achieves the intent of the PPS Settlement Areas policies as it minimizes land consumption by making efficient use of the Subject Lands for an industrial use within an existing business park on full municipal services.

The Development conforms to a Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

The Provincial Growth Plan, A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 ('Growth Plan'), as amended, is intended to guide decisions on a wide range of issues, including economic development, land use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, including directions for where and how to grow, the provision of infrastructure to support growth, protecting natural systems and cultivating a culture of conservation. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan.

The Development is consistent with the policy framework of the Growth Plan as the building form would allow the development of the vacant Subject Lands thereby efficiently by utilizing serviced land intended for an industrial use and maintaining an appropriate interface for land use compatibility between employment areas and adjacent non-employment areas, the Development is supportive of the Growth Plan objectives.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region. The Subject Lands are designated "Urban Area" by the YROP. The "Urban Area" designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria of YROP. The Section 4 policies of the YROP support economic activities to diversify and strengthen the Region's economic base to create employment opportunities for residents and advantages for businesses.

The Development will help to create high quality employment opportunities for residents and support the Region's goal in Section 4.1.2 of the YROP of 1 job for every 2 residents and the Section 4.1.3 policy of creating healthy communities to attract and retain youth, a highly skilled labour force and quality employers. The Development will be used as the head office for a local business.

A portion of the Development is within the Oak Ridges Moraine Conservation Plan Area and conforms to the Oak Ridges Moraine Conservation Plan

The Subject Lands are located within the Oak Ridges Moraine Conservation Plan Area (ORMCP), is designated as “Settlement Area” and was approved for development. The ORMCP Conformity Statement Report prepared by KLM Planning Partners Inc. in 2011 on behalf of the developer of the business park confirms the Development is within the ORMCP area and that the Subject Lands have none of the characteristics of undeveloped lands in other parts of the Moraine due to decades of aggregate removals and landfill operations related to the Keele Valley Landfill Site.

The business park in which the Development is located is considered brownfield redevelopment. Conformity with the ORMCP was confirmed in 2011 through the approval of Draft Plan of Subdivision File 19T-05V05(N) which created the lot for the Subject Lands.

The Development conforms to the Vaughan Official Plan 2010

The Subject Lands are designated “Industrial” by in-effect OPA 332 (Maple Valley Plan), as amended by OPA 535 and by OPA 666. The “Industrial” designation permits the proposed industrial building with the accessory “office use” and the accessory “open storage” in accordance with the provisions of Zoning By-law 1-88. The Subject Lands are designated “General Employment” by Vaughan Official Plan 2010 (VOP 2010), which permits the proposed industrial building. However, the VOP 2010 policies are currently under appeal. The Development will help the City to achieve its average jobs per hectare for employment areas by facilitating the development of a new industrial business within an existing business park. The proposed Development conforms to the Official Plan.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned “M2 General Industrial Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1097) which permits the proposed industrial use, accessory office use and accessory open storage up to a maximum of 30% of the lot area.

The Development has a total GFA of 1257 m². Zoning By-law 1-88 requires 26 parking spaces (2 spaces/100 m² of GFA) be provided on the Subject Lands. Twenty-seven (27) parking spaces are proposed, including 2 barrier free spaces. The Development complies with the requirements of Zoning By-law 1-88.

The Development Planning Department supports the Development

Site Plan

The proposed site plan is shown on Attachment 3. The main building entrance faces Rodinea Road and a concrete pedestrian walkway connects this entrance to the existing municipal sidewalk. Two driveway entrances provide access from Rodinea Road to the parking areas in the front of the building and along the south side of the building. A one-way driveway extends to the rear of the building providing access to the loading area and to the accessory open storage for business vehicles, equipment, and materials.

The accessory open storage area is limited to a maximum of 30% of the site area and is wholly enclosed on the north and south property lines by existing 2 m high concrete screen fences and a 2.43 m chain link fence adjacent to the GO line. A new decorative 2 m high double swing decorative gate will secure the north entrance to the open storage area and the south entrance will be secured by a new 2 m high double sliding decorative gate.

Landscape Plan

The 6 m landscape strip adjacent to the street in front of the main entrance shown on Attachment 4 is consistent with the landscape treatments of the adjacent developments on the street. Landscaping in front of the sliding gates will screen the open storage area and the landscape buffer along the south lot line will soften the appearance of the screen fence.

Building Elevations

The proposed building elevations are shown on Attachment 5. Most of the building is finished in white architectural precast panels with exposed aggregate. The windows on the south side of the building are framed with vertical charcoal color aluminum composite panels to reduce the visual massing. The same material is placed horizontally on the office portion of the building to articulate the first and second-storeys. Spandrel glazing in a similar tone of grey and tinted vision glazing in aluminum frames are used in the front and sides of the office portion of the building. A yellow aluminum composite panel sits under the charcoal colour canopy to articulate the main entrance to the office.

The colour complements the corporate signage at the top of the building above this entry. Four large overhead doors and two (2) man doors serve the loading area at the rear of the building. The final site plan, landscape plan and building elevations shall be to the satisfaction of the Development Planning Department prior to final site plan approval.

Tree Inventory and Preservation Plan and Private Property Tree Removal Plan

The Vaughan Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department reviewed the Arborist Report including the Tree Inventory, Preservation and Removals Plan ('TPP') prepared in support of the Development identifying two municipal trees for preservation and two municipal trees (A and B) recommended for removal due to conflict with the proposed driveway. The Owner shall obtain a Private Property Tree Removal & Protection Permit from the City, and provide compensation for the removal of the existing two municipal trees to facilitate the driveway installation in the form of monetary compensation to the satisfaction of the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department.

Tree protection fencing shall be installed prior to construction and remain until construction is complete. The Owner shall contact the Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department once the tree protection measures have been installed for inspection and approval. The Owner shall comply with the requirements of the City's Tree Protection and Preservation By-law 052-2018. Removal of two existing trees (G-1 and K) in poor condition is recommended, subject to the consent from the neighbouring property owners.

The Policy Planning and Environmental Sustainability Department supports the Development

The City of Vaughan has Species at Risk within its jurisdiction protected under the *Endangered Species Act*. It is the Owner's responsibility to ensure the provisions of the Act are not contravened and to comply with Ministry of Environment, Conservation and Parks regulations and guidelines to protect Species at Risk and their habitat and to abide by the *Migratory Birds Convention Act* regarding vegetation removals from the Subject Lands. A standard condition will be included in the Site Plan Letter of Undertaking to ensure the Owner is aware of their responsibilities under the Act, should the Development be approved.

The Policy Planning and Environmental Sustainability Department (PPES) reviewed the Sustainability Performance Metrics for the Development and recognizes that since the Development is an industrial use located within an existing employment business park, many of the Sustainability Metrics are not applicable. The Owner has included bicycle parking, increased the pervious surfaces, and reduced light pollution on the site. The PPES Department is satisfied that the Owner has demonstrated best efforts to achieve the highest possible sustainability score for the Development and PPES has no further concerns.

There are no Cultural Heritage concerns for this Development

The Cultural Heritage Section of the Development Planning Department has no concerns with the Development however standard archaeological clauses will be included within the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

The Development Engineering Department has no objection to the Development, subject to Conditions of Approval

The Development Engineering (DE) Department reviewed the Stormwater Management Report for the Development and is satisfied it can be adequately serviced by the storm sewers. In addition, the Development can be adequately serviced by the existing water and sanitary servicing connections on Rodinea Road.

The DE Department has no objection to the Development subject to the Owner paying all applicable review fees and satisfying the DE Department comments regarding final approval of the site grading, servicing and erosion and sediment control plans and stormwater management reports. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

The DE Department is satisfied with the Noise Impact Study, the Photometric Lighting Plan and has no Environmental Engineering (ESA) concerns or comments for this Development.

Transportation Engineering

Transportation Engineering has no objection to the Development provided a waste storage room or compacted roll-off container is attached to the main building in accordance with the City's Solid Waste Management Policy and the Owner provides 2% of the lot area for snow storage. A Condition to this effect is included in Attachment 1 - Conditions of Site Plan Approval.

Infrastructure Planning and Corporate Asset Management Department has no objection to the Development

The Infrastructure Planning and Corporate Asset Management Department has no objection to the Development.

Financial Planning and Development Finance Department supports the Development

The Owner will be required to pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards. A condition requiring the payment of Development Charges is included as a standard condition in the Site Plan Letter of Undertaking.

Vaughan Fire & Rescue Service supports the Development

Vaughan Fire and Rescue Service supports the Development subject to the Owner satisfying all Building Code requirements and providing a minimum level of fire safety and protection at the building construction stage of development.

Toronto and Region Conservation Authority (TRCA) has no objection to the Development

The Development is within the WHPA-Q (Recharge Management Area) and subject of the Credit Valley, Toronto, and Region and Central (CTC) Source Protection Plan water quality recharge policy. TRCA has no objection to the approval of the Development and is satisfied the Water Balance Assessment and Source Protection requirements for the Subject Lands have been satisfied through the larger comprehensive recharge strategy implemented for the York Major Holdings Inc. lands within Registered Plan of Subdivision 65M-4330 (Draft Plan of Subdivision File 19T-05V05).

Metrolinx has no objection to the Development, subject to Conditions of Approval

Metrolinx reviewed the Stormwater Management Report, engineering drawings and documents to ensure drainage from the site would not impact the rail line and the fencing along the rear of the property is adequate. Metrolinx is satisfied with the fencing and landscaping at the rear of the property however, the Owner shall satisfy all requirements of Metrolinx regarding the berm and post development drainage flows, prior to final site plan approval. Metrolinx also requires the Owner to enter into an "Adjacent Development Agreement", to be registered on title prior to final site plan approval. A condition to this effect is included in Attachment - 1 Conditions of Approval.

The requirement for Cash-in-lieu of the dedication of parkland has been satisfied

The Infrastructure Development Real Estate Department has advised that the Subject Lands are within Registered Plan of Subdivision 65M-4330 and there is no further requirement for cash-in-lieu of the dedication of parkland as the requirement was previously satisfied through the approval of Draft Plan of Subdivision File 19T-05V05. This confirmation satisfies the Parks Infrastructure Planning and Development Department that the required payment-in-lieu of parkland dedication in accordance with the requirements of the *Planning Act* and Vaughan's Parkland Dedication policies has been satisfied.

Other City Departments have no objection to the Development

The Environmental Services Department, Solid Waste Management Division, Building Standards, By-law and Compliance, Licensing and Permit Services, Infrastructure Planning and Corporate Asset Management Departments of the City all have no objection to the Development subject to their respective conditions and included in Attachment 1 - Conditions of Site Plan Approval.

Alectra and the various utilities have no objection to the Development

Alectra Utilities, Bell Canada, Canada Post, Enbridge Gas and Hydro One, have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates prior to the commencement of any site works.

Rogers Communications Inc. has no objection provided the Rogers dedicated communications duct is terminated at the Rodinea Road property line. A condition to this effect is included in the Site Plan Letter of Undertaking as identified on Attachment 1 - Conditions of Site Plan Approval.

Financial Impact

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

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services have no objection to the Development.

Conclusion

The Development Planning Department has reviewed Site Development File DA.20.038 in consideration of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 5 is consistent with the PPS, conforms to the Growth Plan, the ORMCP, the YROP 2010 and the VOP 2010, the use is permitted by Zoning By-law 1-88 and is compatible with the surrounding area context.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.20.038, subject to the Recommendations in this report and the Conditions of Site Plan Approval included in Attachment 1.

For more information, please contact: Laura Janotta, Planner, Development Planning, at extension 8634.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations

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