

## Committee of the Whole (1) Report

---

**DATE:** Wednesday, April 7, 2021

**WARD:** 4

**TITLE:** 2314075 ONTARIO LTD.

**SITE DEVELOPMENT FILE DA.20.039**

**200 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.20.039 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 (503 m<sup>2</sup>) for a total building gross floor area of 1,284 m<sup>2</sup>, 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 is 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.

## **Recommendations**

1. THAT Site Development File DA.20.039 (2314075 Ontario Ltd.) BE DRAFT APPROVED 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 ('Subject Lands') are located east of Keele Street, south of Teston Road, are currently vacant and are municipally known as 200 Rodinea Road. The surrounding land uses are shown on Attachment 2.

## **Previous Reports/Authority**

Not applicable.

## **Analysis and Options.**

***A Site Development Application has been submitted to permit the Development*** 2314075 Ontario Ltd. (the 'Owner') has submitted Site Development File DA.20.039 (the 'Application') on the Subject Lands shown on Attachment 2, to permit a 1,284 m<sup>2</sup>, 1-storey industrial building including a 503 m<sup>2</sup> 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 policies 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 standard 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 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 to 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 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 2010. The “Urban Area” designation permits a range of residential, commercial, industrial, and institutional uses, subject to additional policy criteria of YROP 2010. The Section 4 policies of the YROP 2010 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 York Region’s goal, in Section 4.1.2 of the YROP 2010, 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.

***The east half of the Subject Lands is within the Oak Ridges Moraine Conservation Plan Area and conforms to the Oak Ridges Moraine Conservation Plan***

The east half of the Subject Lands which is 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 limits of the ORMCP area and indicates that the land within the business park has none of the characteristics of the 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 Vaughan Official Plan 2010***

The Subject Lands are designated "Industrial" by in-effect Official Plan Amendment ('OPA') 332 (Maple Valley Plan), as amended by OPA 535 and further amended by OPA 666. The "Industrial" designation permits the proposed industrial building with the accessory "office use" and 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 at the Local Planning Appeals Tribunal.

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 VOP 2010.

***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 gross floor area (GFA) of 1,284 m<sup>2</sup>. Zoning By-law 1-88 requires 26 parking spaces (2 spaces/100 m<sup>2</sup> of GFA) to be provided on the Subject Lands. Forty-one (41) parking spaces are proposed, including 2 barrier free spaces. The Development also complies with all other requirements (e.g. building setbacks, open storage) 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 Subject Lands are proposed to be accessed by a single full movement driveway entrance located at the south property line aligned with the existing driveways of the properties to the south and on the opposite side of Rodinea Road. The main building entrance faces Rodinea Road and a concrete pedestrian walkway connects the building entrances to the adjacent parking areas and to the existing sidewalk on Rodinea Road. The full movement driveway serves the parking area in front of the building and extends to the rear of the building providing access to the loading area and to the accessory open storage area 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. The north property line abuts developed properties at 65 and 85 Malmo Court. A chain link fence exists at the rear of 65 Malmo Court mounted in a concrete retaining wall extending from Rodinea Road west to the east (front) wall of the building. The existing chain link fence at the rear of 85 Malmo Court extends west to the GO rail line at the rear of the Subject Lands. The chain link fence on the rear property line adjacent to the GO rail line will be replaced with a 2.43 m high fence as required by Metrolinx. The fencing along the south property line is an existing 2 m high concrete screen fence on the adjacent property at 220 Rodinea Road. A small section of new chain link fence encloses the open storage area at the northwest corner of the building and a new 2 m sliding decorative gate will enclose the south entry to the open storage and loading area at the southwest corner of the building.

**Landscape Plan**

The 6 m landscape strip adjacent to the street in front of the building shown on Attachment 4 is consistent with the landscape treatments of the adjacent developments on the street. Three deciduous trees and an ornamental tree will be planted with Dwarf Burning bush shrubs in front of the building. The edge of the driveway entrance will be landscaped with perennials, decorative grasses, coniferous and deciduous shrubs.

**Building Elevations**

The proposed building elevations are shown on Attachment 5. The finishes on the east and south building elevations highlight the accessory office area of the building. The street facing windows provide natural light to the office area of the building and tall windows provide natural light to the workshop area. The south end of the building is 2-storied and the workshop area is 1-storey. Exterior finishes include tinted vision glazing, spandrel glazing along the base of the second-floor windows, and pre-finished aluminum composite panels in charcoal, red and aluminum grey. Most of the building is finished in white concrete precast panels with exposed aggregate.

There are 3 large overhead doors and 4 (3 m high) overhead doors on the west side of the building all accessed by a loading area on a concrete pad.

The Development Planning Department shall be satisfied with the final Site Plan, Landscape Plan, Building Elevations, and all proposed signage prior to final site plan approval.

#### Tree Inventory and Preservation Plan and Private Property Tree Removal Plan

The Development Planning Department and Vaughan Forestry and Operations Division of the Transportation Services, Parks and Forestry Operations Department have reviewed the Arborist Report, including the Tree Preservation Plan ('TPP') in support of the Development. The TPP has identified one municipal tree for removal due to a conflict with the proposed driveway. The Owner must obtain a Private Property Tree Removal & Protection Permit from the City and provide compensation for the removal of this tree 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. A condition to this effect is included in Attachment 1- Conditions of Site Plan Approval.

#### ***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. The Owner must also 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 Owners is aware of their responsibilities under the Act, should the Development be approved. A condition to this effect is included in Attachment 1 Conditions of Site Plan Approval.

The Policy Planning and Environmental Sustainability Department ('PPES') reviewed the Sustainability Performance Metrics for the Development and recognize that since the Development is an industrial use located within an existing employment business

park, many of the Sustainability Performance Metrics are not applicable. The Owner has included bicycle parking, increased the pervious surfaces, and reduced light pollution on the Subject Lands. The PPES Department is satisfied that the Owner has demonstrated best efforts to achieve the highest possible sustainability score for the Development and 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 archeological 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 decommissioning of existing and installation of proposed connections within the City's right-of-way must be completed by a City contractor. 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 photometric plan, 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 and has no Environmental Engineering (ESA) concerns or comments for this Development.

**Transportation Engineering**

The Transportation Engineering Department has no objection to the Development and requested the bicycle parking spaces provided on the site plan be a minimum size of 0.6 m x 1.8 m each.

***The 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.

***The 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 included as a standard condition in the Site Plan Letter of Undertaking.

***Vaughan Fire and Rescue Service supports the Development***

The 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.

The open storage area of the Subject Lands is identified on the Site Plan. A portion of the open storage area is located adjacent to the rear yard of an abutting property (85 Malmo Court) that contains outdoor storage tanks ('tank farm') of a chemical company. The Owner is required to advise the City's Emergency Planning Manager of the material to be stored in the open storage area on the Subject Lands.

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

The Development is within the Wellhead Protection Area – Q2 (WHPA-Q2) as delineated by the Credit Valley, Toronto and Region and Central Lake Ontario (CTC) Source Protection Plan. TRCA has no objection to the approval of the Development and is satisfied the strategies and details of 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 or be impacted by the rail services. The Owner must satisfy all requirements of Metrolinx regarding the compaction ratio of the reinforced graded slope near the mutual property line, confirm post development drainage flows have not altered pre-development flows and have no adverse impact on the rail corridor, provide confirmation of adequate fencing along the mutual property line, and enter into an "Adjacent Development Agreement" with Metrolinx, to be registered on title prior to the final Site Plan Approval. A condition to this effect is included in Attachment 1- Conditions of Site Plan Approval.

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

The 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 further 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, and Infrastructure Planning and Corporate Asset Management Departments of the City all have no objection to the Development.

***Alectra and the various utilities have no objection to the Development***

Alectra Utilities, Bell Canada, Canada Post Enbridge Gas, Hydro One and Rogers Communications have no objection to the Development, subject to the Owner coordinating servicing connections, easements and locates prior to the commencement of any site works. A condition to this effect has been included in 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.20.039 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 as amended, 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.20.039, 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

## **Prepared by**

Laura Janotta, Planner, ext. 8634

Eugene Fera, Senior Planner, ext. 8003

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

## **Approved by**



Mauro Peverini, Acting Chief Planning Official

## **Reviewed by**



Jim Harnum, City Manager