

COMMITTEE OF THE WHOLE APRIL 8, 2002

SITE DEVELOPMENT FILE DA.02.011
GUSCON MACKENZIE LIMITED

Recommendation

The Commissioner of Planning recommends:

THAT Site Development Application DA.02.011 (Guscon Mackenzie Ltd.) BE APPROVED, subject to the following conditions:

1. Prior to the execution of the site plan agreement:
 - i) The site plan shall be to the satisfaction of the Community Planning and Urban Design Departments, including relocating the building in accordance with the comments of the Urban Design Department;
 - ii) The grading and servicing plans shall be to the satisfaction of the Engineering Department, including pre-servicing for municipal water and sewage services;
 - iii) The landscape plan shall be to the satisfaction of the Urban Design Department;
 - iv) The transportation impact study shall be to the satisfaction of the Region of York, Region of Peel, Town of Caledon and City of Vaughan Engineering Department;
 - v) Access to Major Mackenzie Drive shall be approved by the Region of York; and,
 - vi) Provision for road interconnection and land use coordination with the adjacent lands shall be completed to the satisfaction of the Region of York and City of Vaughan.

Purpose

On February 22, 2002, the Owner submitted a site development application for the development of a 1077.7m² Truck Service Garage and Office, along with outside storage of trailers and containers.

Background - Analysis and Options

The site is located on the north side of Major Mackenzie Drive, east of Highway #50, in Lot 21, Concession 10, City of Vaughan. The 15.88 ha site has approximately 405m of frontage on Major Mackenzie Drive and is currently vacant. The surrounding land uses are:

- North - farmland (A Agricultural Zone)
- South - Major Mackenzie Drive; CP Intermodal Yard, farmland (A Agricultural Zone)
- East - farmland farm dwelling (A Agricultural Zone)
- West - farmland (A Agricultural Zone)

Official Plan

The lands are designated "Employment Area" and "Valley and Stream Corridor" by OPA #600. On November 1, 2001, the Ontario Municipal Board approved sit-specific OPA #534, permitting a truck terminal consisting of an office, maintenance shop, warehouse, trailer parking areas and accessory uses, and a number of development policies. The proposed development conforms to the Official Plan.

Zoning

The subject lands are bi-sected by the Trans Canada Pipeline. The lands south of the Pipeline are zoned M2 General Industrial Zone by By-law 1-88, subject to exception 9(1130). The lands to the north of the pipeline are A Agricultural Zone, subject to the same exception. On November 1, 2001, the Ontario Municipal Board approved a site-specific M2 General Industrial Zone, which permits a truck terminal with outside storage.

Site Plan

The proposed development consists of a 1-storey garage and office building. Parking for employees is in front of the building and along the east side. A total of 24 spaces are provided (including 1 handicap space), whereas the zoning by-law requires 22 spaces.

The office has a gross floor area of 334.5m² and the garage has a floor area of 743.2m², for a total of 1077.7m². An 11,000m² gravel area to the rear of the building will be used for the outside storage of trailers and containers.

Site Specific

Official Plan Amendment #534 requires that provision for road interconnections and land use coordination with the adjacent lands be completed, prior to the execution of the site plan agreement, to the satisfaction of the Region of York and City of Vaughan.

Access and Traffic

In accordance with site specific OPA #534, a transportation study is required. One access to Major Mackenzie Drive is proposed, and is subject to approval by the Region of York. A transportation impact study has been submitted to the Region of Peel, Region of York, Town of Caledon and the City of Vaughan. Approval from these governments must be received prior to the registration of the site plan agreement.

The Owner shall be responsible for any improvements to Major Mackenzie Drive or the intersection of Major Mackenzie Drive and Highway #50, that are identified by the transportation impact study.

Services

There are no municipal services available to this property. The Owner must provide a well and septic system. In accordance with Official Plan Amendment #534 the development will be pre-serviced for municipal water and sewage services when they become available.

Landscaping

Landscaping is shown in a general manner along Major Mackenzie Drive. The landscape notes indicate that berms and plantings will be used. Landscaping will be required around the outside storage enclosure. A walkway from the main entrance to a future public sidewalk should be provided. The Urban Design Department must approve the landscape plans prior to registration of the site plan agreement.

Urban Design

The Urban Design Department has commented that the building should be moved closer to Major Mackenzie Drive, to the minimum setback of 25m from the centreline of the street. Locating buildings closer to the street is a widely accepted urban design practice, which may seem out of

place in the current rural context; however, it is essential to establish the precedent with the first development in the area. The area is intended for employment uses in the future, and this building will act as a guide for future development.

Relocating the building will result in a re-design of the site. This will require the relocation of the septic system, oil interceptor and asphalt area. Although the parking would need to be relocated to the east side of the driveway/asphalt area, the parking area will remain accessible to the main entrance and to the street. These changes may assist in satisfying the OPA #534 policy that requires land use coordination prior to site plan approval, in that the eventual redevelopment of the area has been considered.

Outside Storage

By-law 1-88 requires that outside storage areas in the M2 General Industrial Zone be no more than 10% of the lot area and fully enclosed by a stone or masonry wall. Alternatively, a chain link fence with appropriate landscape screening may be permitted. The wall or fence shall be no less than 2m high.

The Urban Design Department requires that the outside storage area be screened with both hard and soft landscaping.

Elevations

The proposed building consists of 2 connected sections - the office and garage. The office, at the front of the building, will be clad in grey architectural split-faced block and have a flat roof. The front elevation will feature the main double-door, which will be glass, with windows above and on either side. A small canopy will project from the wall, over the doors, and there will be a sign above the canopy. A row of windows will run along the front wall, on either side of the doors, and will have an accent block strip above them. Both the east and west office elevations will have a row of windows and the accent blocks above them. The Urban Design Department has commented that the accent blocks should be removed and in turn, the windows be made larger.

The garage portion of the building will have a slightly peaked roof, covered with galvanized roof panels. The walls will be clad in blue pre-finished steel panels. The east and west elevations will be dominated by 5 large overhead doors on either side, that will permit access for the transport trucks into the garage. The rear elevation will be blue pre-finished steel panels and one small door.

Conclusion

Staff have reviewed the proposed site plan in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and have no objections. The Official Plan and Zoning By-law permits a truck terminal. The development policies in OPA #534, particularly road and land use connections, must be satisfied prior to the execution of the site plan agreement.

Should Committee concur, the "Recommendation" of this report can be adopted

Attachments

1. Location Map
2. Key Plan
3. Site Plan
4. Elevations

Report prepared by:

Todd Coles, Planner, ext. 8634
Art Tikiryán, Senior Planner, ext. 8212

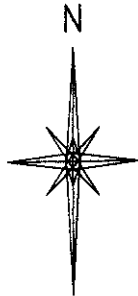
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

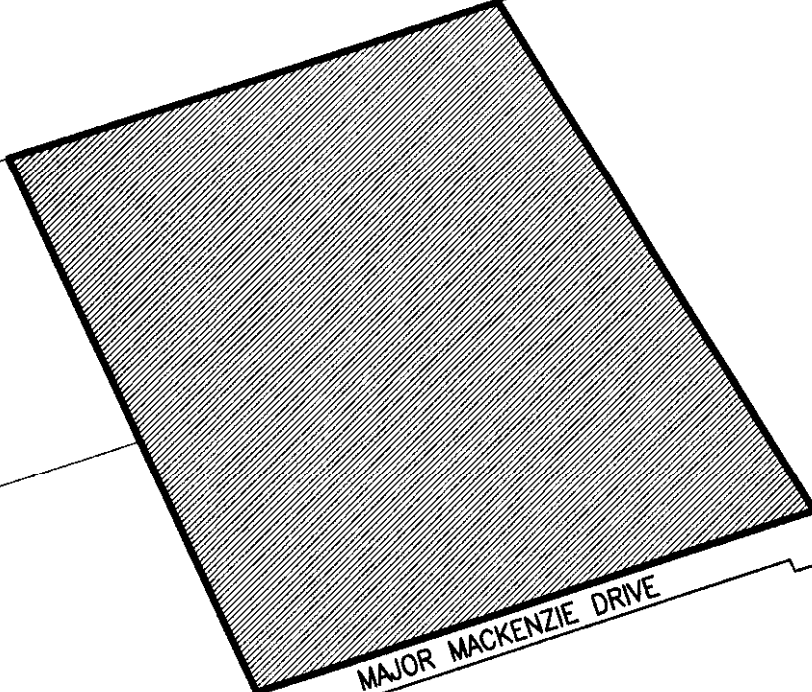
JOANNE R. ARBOUR
Director of Community Planning

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HYDRO CORRIDOR



MAJOR MACKENZIE DRIVE

REGIONAL ROAD No. 50



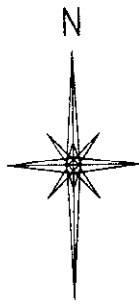
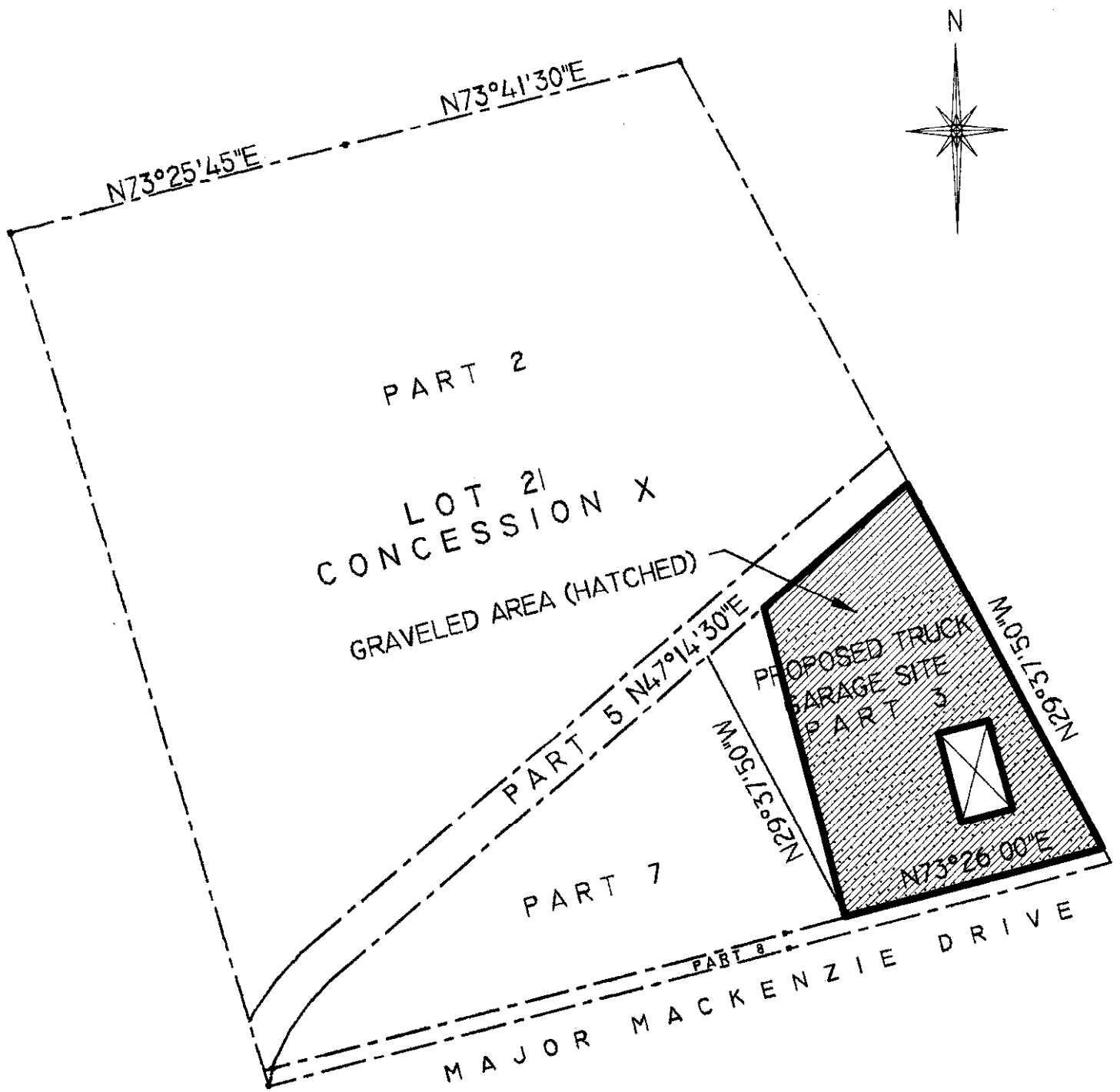
SUBJECT LANDS

ATTACHMENT '1'
LOCATION MAP

FILE #:	REPORT #:
DA.02.011	PART OF LOT 21, CON. 10

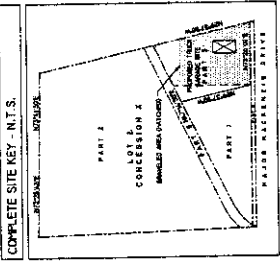
CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:	DATE: 02/26/2002
GUSCON MACKENZIE LTD.	SCALE: NOT TO SCALE



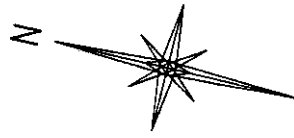
 GRAVEL AREA

ATTACHMENT '2' KEY PLAN	FILE #:	REPORT #:	DATE: 02/26/2002
	DA.02.011	LOCATION: PART OF LOT 21, CON. 10	SCALE: NOT TO SCALE
CITY OF VAUGHAN PLANNING DEPARTMENT		APPLICANT:	GUSCON MACKENZIE LTD.



SPECIAL CONSIDERATIONS

- 1. SEE PLAN FOR DIMENSIONS
- 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
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- 8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
- 10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED



- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - SIB DENOTES STANDARD IRON BAR
 - IB DENOTES IRON BAR
 - CMP DENOTES CORRUGATED METAL PIPE
 - MH DENOTES MANHOLE
 - (C) INDICATES ELEVATION ON TOP OF CURB

LAND USE SCHEDULE

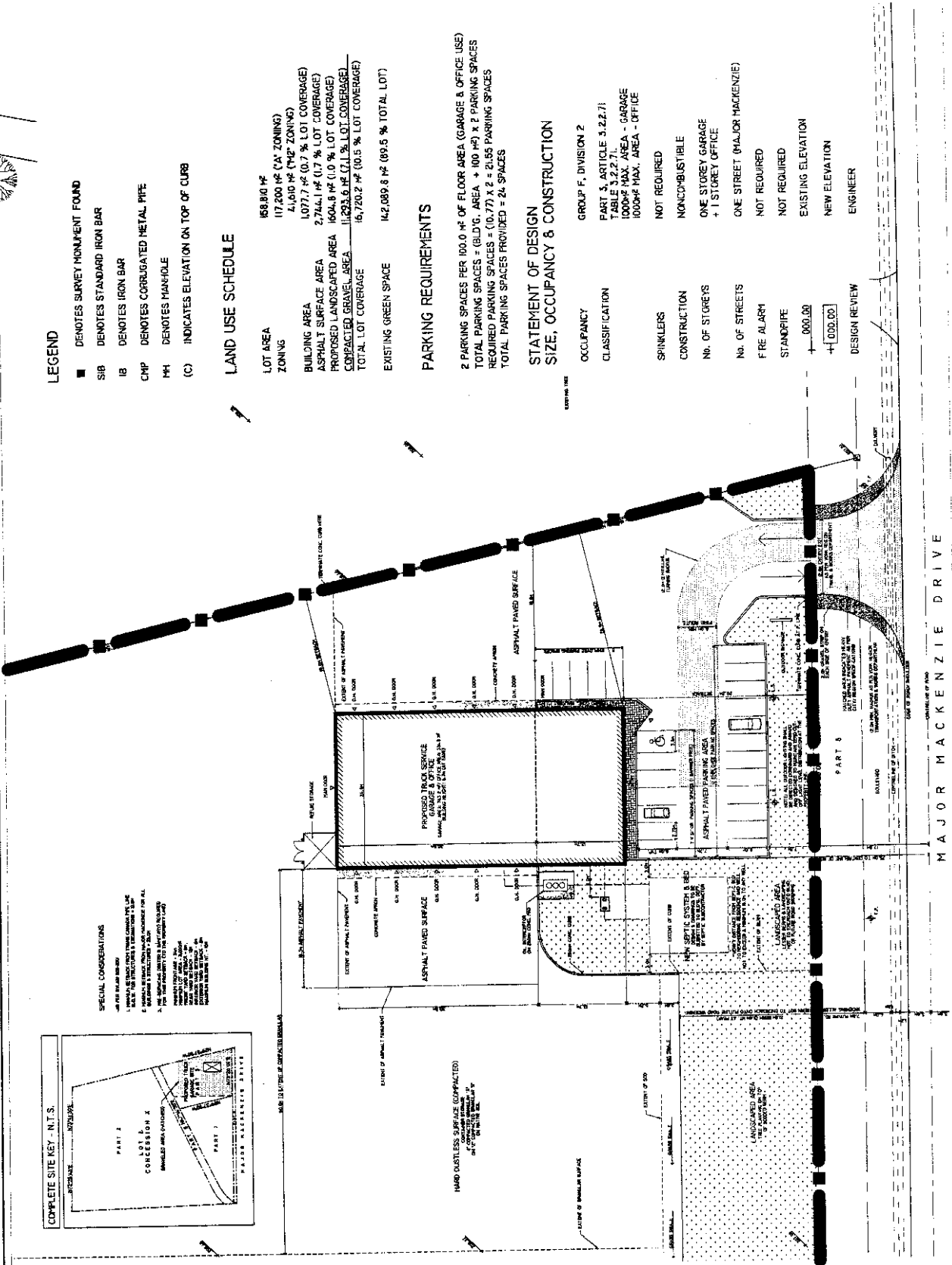
LOT AREA	158,810 M ²
ZONING	117,200 M ² (A' ZONING)
	41,610 M ² (M2P ZONING)
BUILDING AREA	10,777 M ² (0.7 % LOT COVERAGE)
ASPHALT SURFACE AREA	2,744.1 M ² (1.7 % LOT COVERAGE)
PROPOSED LANDSCAPED AREA	1604.9 M ² (1.0 % LOT COVERAGE)
COMPACTED GRAVEL AREA	11,833.6 M ² (7.1 % LOT COVERAGE)
TOTAL LOT COVERAGE	16,720.2 M ² (10.5 % LOT COVERAGE)
EXISTING GREEN SPACE	142,089.8 M ² (89.5 % TOTAL LOT)

PARKING REQUIREMENTS

2 PARKING SPACES PER 100.0 M² OF FLOOR AREA (GARAGE & OFFICE USE)
 TOTAL PARKING SPACES = (BLDG. AREA + 100 M²) X 2 PARKING SPACES
 REQUIRED PARKING SPACES = (10,777) X 2 = 21,555 PARKING SPACES
 TOTAL PARKING SPACES PROVIDED = 24 SPACES

STATEMENT OF DESIGN SIZE, OCCUPANCY & CONSTRUCTION

OCCUPANCY	GROUP F, DIVISION 2
CLASSIFICATION	PART 3, ARTICLE 3.2.2.7.1 TABLE 3.2.2.7.1 1000M ² MAX. AREA - GARAGE 1000M ² MAX. AREA - OFFICE
SPRINKLERS	NOT REQUIRED
CONSTRUCTION	NONCOMBUSTIBLE
No. OF STOREYS	ONE STOREY GARAGE + 1 STOREY OFFICE
No. OF STREETS	ONE STREET (MAJOR MACKENZIE)
FIRE ALARM	NOT REQUIRED
STANDPIPE	NOT REQUIRED
	EXISTING ELEVATION
	NEW ELEVATION
DESIGN REVIEW	ENGINEER

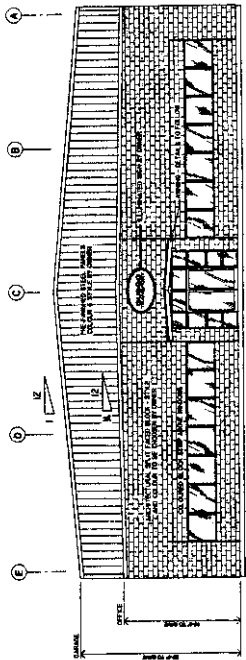


SUBJECT LANDS (PARTIAL LOT)

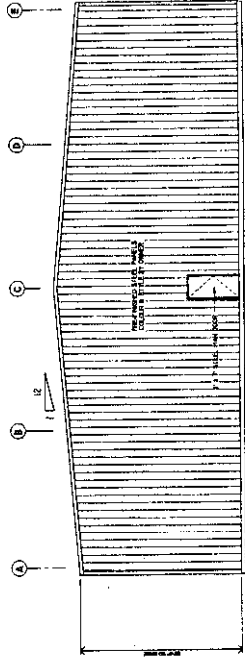
**CITY OF VAUGHAN
PLANNING DEPARTMENT**

GUSCON MACKENZIE LTD.

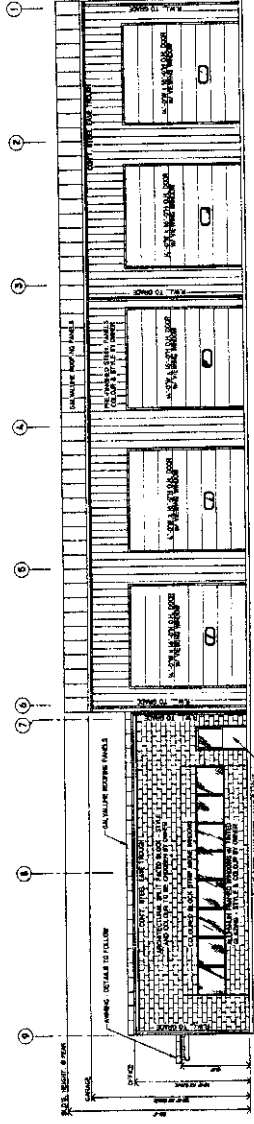
ATTACHMENT '3' SITE PLAN	FILE #: DA.02.011	REPORT #:	DATE: 02/26/2002
	LOCATION: PART OF LOT 21, CONCESSION 10	APPLICANT: GUSCON MACKENZIE LTD.	SCALE: NOT TO SCALE



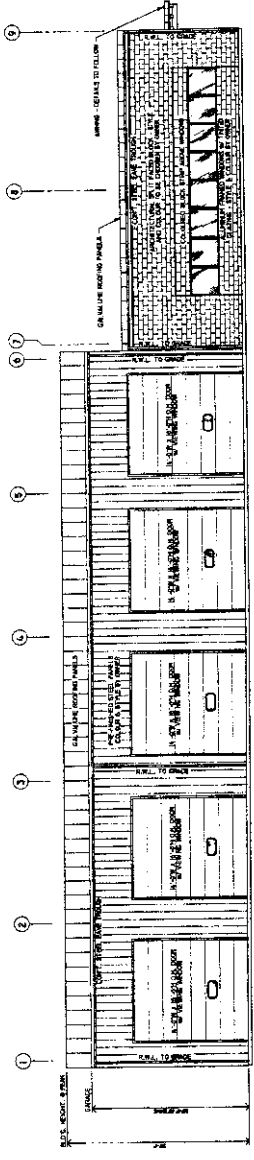
⊕ SOUTH ELEVATION



⊕ NORTH ELEVATION



⊕ EAST ELEVATION



⊕ WEST ELEVATION

ATTACHMENT '4' ELEVATIONS

FILE #:

REPORT #:

LOCATION:
PART OF LOT 21,
CONCESSION 10

DA.02.011

CITY OF VAUGHAN
PLANNING DEPARTMENT

APPLICANT:

GUSCON MACKENZIE LTD.

DATE: 02/26/2002

SCALE: NOT TO SCALE