

COMMITTEE OF THE WHOLE JUNE 21, 2004

SITE DEVELOPMENT FILE DA.01.053
FRANK MAMMONE

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.053 (Frank Mammonne) BE APPROVED, subject to the following conditions:
 - a) That prior to the execution of the site plan agreement:
 - i) the final site plan and building elevations shall be approved by the Community Planning and Urban Design Departments;
 - ii) the final landscape plan shall be approved by the Urban Design Department;
 - iii) the final site grading and servicing plans and stormwater management report shall be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation shall be approved by the Engineering Department;
 - v) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - vi) the requirements of the Ministry of Environment, including obtaining a Certificate of Approval, if required, shall be satisfied.
 - b) That the site plan agreement contain the following provision:
 - i) the lands required for the future Bass Pro Mills Drive shall be conveyed to the City, in accordance with the Minutes of Settlement.

Purpose

On July 9, 2001, the Owner submitted a Site Development Application to permit the re-configuration of the site operation related to the temporary waste recycling facility, including a new garage/maintenance shop building. The application was submitted in response to an Ontario Municipal Board Order and Minutes of Settlement agreeing to allow the waste recycling use on the subject lands to continue on a temporary basis (10 years) as a result of the future Bass Pro Mills Drive traversing the subject lands to serve the Vaughan Mills Mall. The application was incomplete and was held in abeyance pending receipt of additional information.

On March 11, 2004, a revised site plan was submitted, which is the subject of this report, proposing two additions to the existing waste recycling building and a re-configuration of the site operations as follows:

| | | |
|---------------------------|------------------|----------------------|
| Total Site Area: | | 3.36 ha |
| Development Area: | | 2.59 ha |
| Existing Recycling Plant: | | 1,672.25 sq.m |
| Proposed: | | |
| Addition "A" | (Garage/Office): | 549.58 sq.m |
| | (Mezzanine): | 55 sq.m |
| Addition "B" | (Recycling): | <u>1,117.24 sq.m</u> |
| Total Building Area: | | 3,394.07 sq.m |
| Parking Provided: | | 67 spaces |

Background - Analysis and Options

Location

The subject lands are located on the west side of Jane Street, opposite Locke Street (8940 Jane Street), in Lot 14, Concession 5, City of Vaughan.

The entire site is 3.36 ha, with 98 m frontage and access on Jane Street. There is a waste recycling facility on the site, including a plant, outside storage, truck garage, greenhouses and a dwelling.

Official Plan

The subject lands are designated "General Commercial" by OPA #512, which has been incorporated into OPA #600, and identified as part of the Vaughan Centre Secondary Plan Area. OPA #512 has a number of provisions related to developing the subject lands in conjunction with the adjacent lands (Vaughan Mills Mall), including a new east-west collector road that will traverse the subject lands and meet Locke Street.

Minutes of Settlement

The Owner had obtained party status at the Ontario Municipal Board Hearing in 1999 with respect to the Vaughan Mills Mall and related commercial development. The Minutes of Settlement between the Owner and Vaughan dated June 7, 1999, requires the Owner to transfer land to the City that is necessary for the east-west road (Bass Pro Mills Drive), and to be free of all encumbrances, buildings and structures. The site plan shows the existing truck garage and greenhouses to be demolished. The north portion of the dwelling will also be required to be demolished, as it encroaches into the site triangle at the intersection with Jane Street.

In accordance with the Minutes of Settlement, the Owner and Vaughan must enter into an agreement to be registered on title, requiring the cessation of all activities currently undertaken on the subject lands and the demolition of all buildings and structures no later than ten years from the date of the execution of the agreement. Vaughan agreed to co-operate in providing the Owner with access from the new east-west road, at mutually agreeable locations east and west of the existing recycling plant, with specific locations determined through the site plan process.

As a condition of site plan approval to be included in the site plan agreement, the Owner will be required to transfer the lands to be dedicated as a public road (Bass Pro Mills Drive), to the satisfaction of Vaughan and the Region of York, and that the existing buildings which encroach into the said lands be demolished, all in accordance with the Minutes of Settlement.

Zoning

The subject lands are zoned EM2 General Employment Area Zone and EM1(H) Prestige Employment Area Zone with a holding (H) provision (east of existing building and proposed additions) by By-law 1-88, subject to Exception 9(881). The recycling facility and proposed additions are located within the EM2 Zone portion of the entire property. The proposed development on the applicant's current entire landholding complies with the EM2 Zone standards.

Site Design

The existing recycling plant will be located immediately adjacent to the future Bass Pro Mills Drive, in accordance with the Minutes of Settlement. Two additions are proposed to the existing recycling plant. Addition "A" is a temporary garage/office use of 549.58 sq.m on the east side of the plant. Addition "B" is a temporary 1117.24 sq.m addition on the west side of the plant, and will be an extension of the recycling plant use.

Two driveway accesses are proposed on the future Bass Pro Mills Drive. The access on the west side of the plant will provide a fire route and terminates as a turning circle on the north side of the building, and will require a portion of the concrete wall along the road to be removed. The driveway to the east of the plant provides access to the weigh scale and paved parking area. Landscaping is proposed along the south and east sides of the recycling plant. The existing truck garage and greenhouses will be demolished. All buildings within the proposed Bass Pro Mills Drive right-of-way will need to be removed in accordance with the Minutes of Settlement.

Parking/Access

The Owner is providing 67 parking spaces, which is the minimum required for the development. Two access driveways are proposed on the future Bass Pro Mills Drive, which will intersect with Jane Street, opposite Locke Street.

As a condition of approval, access and on-site vehicular circulation must be to the satisfaction of the Engineering Department.

Site Servicing, Grading & Stormwater Management/Utilities

Municipal storm, sanitary and watermains are available to service the site. As a condition of site plan approval, the final grading and servicing plans and stormwater management report must be approved by the Engineering Department.

The subject lands abut Jane Street, which is a Regional Road. York Region approval will be required for the intersection of future Bass Pro Mills Drive at Jane Street. As a condition of approval, all requirements of the Region of York Transportation and Works Department must be satisfied.

The existing recycling plant and dwelling is currently being supplied hydro from a transformer on Jane Street. With the extension of Bass Pro Mills Drive, a new hydro supply point may be required separately for the building at 100% cost to the Owner. As a condition of approval, all hydro requirements must be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.

Environmental

The Owner may be required to obtain a new Certificate of Approval from the Ministry of Environment (MOE), if there is an increase in the tonnage amount of recyclable materials currently allowed by the MOE for the property.

Landscaping

The landscape plan provides a series of coniferous trees between the recycling plant and Bass Pro Mills Drive, together with shrubs and a walkway along the east side of the plant. The Urban Design Department requires additional shrub planting, and the extension of the walkway to the parking lot and to Bass Pro Mills Drive. The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

The parkland dedication requirement under the Planning Act is not applicable, as the proposed development is a re-configuration/addition to the existing site operations.

Building Design

The existing recycling plant is a square-shaped, 8.4m high building with a flat roofline. The building materials consist of an off-white metal-siding, light-grey concrete block and reddish-brown architectural concrete block near grade level. There are windows and fiberglass panels on the south and north sides of the building.

The addition on the west side on the building (Addition "B") will have similar shape, design and building materials. No windows are proposed on this portion of the recycling facility. Four large overhead doors are proposed on the north side.

The east addition (Addition "A") also has similar building materials, but with a sloped roof-line. Windows are proposed on the east elevation facing Jane Street. Overhead doors are proposed on the north elevation.

Given the temporary nature of the development (up to ten years), Staff are generally satisfied with the proposed building elevations, which are compatible with the existing recycling building. As a condition of approval, the final building elevations must be approved by the Community Planning and Urban Design Departments.

Relationship to Vaughan Vision 2007

This staff report is consistent with Vaughan Vision 2007, which encourages managed growth through the implementation of the Official Plan.

Conclusion

Staff have reviewed the proposed site plan application in accordance with the requirements of the Official Plan, Zoning By-law and Minutes of Settlement dated June 7, 1999. Staff are satisfied that the subject lands can be appropriately developed to accommodate the proposed building additions and re-configuration of the site operation related to the temporary waste recycling facility. The lands required to accommodate the future Bass Pro Mills Drive shall be dedicated to the City, in accordance with the Minutes of Settlement.

Should the Committee concur, Site Development Application DA.01.053 (Frank Mammone) can be approved, in accordance with the recommendation in this report.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan

Report prepared by:

Duncan MacAskill, Planner, ext. 8017
Grant A. Uyeyama, Senior Planner, ext. 8635

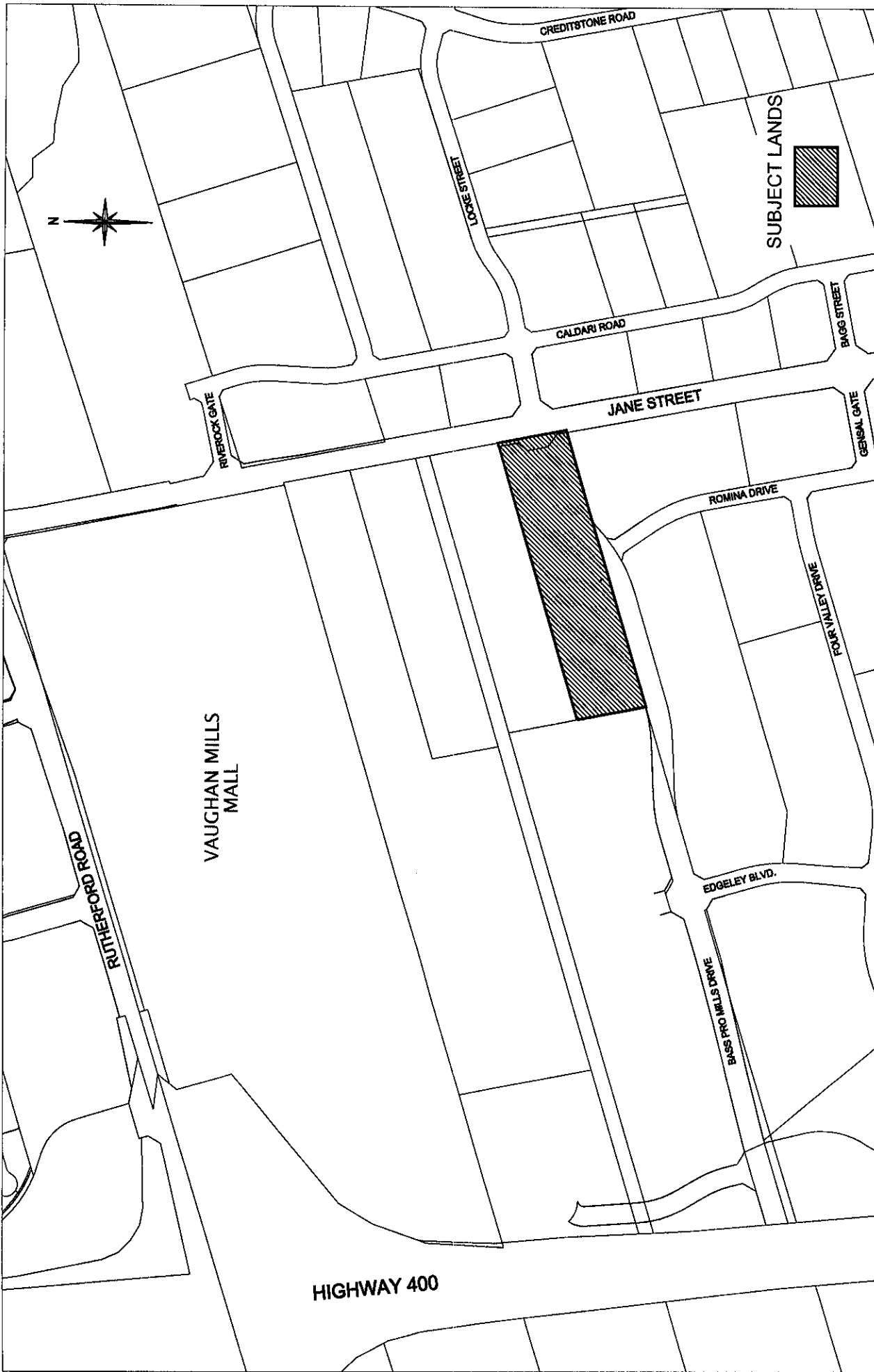
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMUNNO
Manager of Development Planning

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Location Map

Lot 14,
Concession 5
APPLICANT:
FRANK MAMMONE

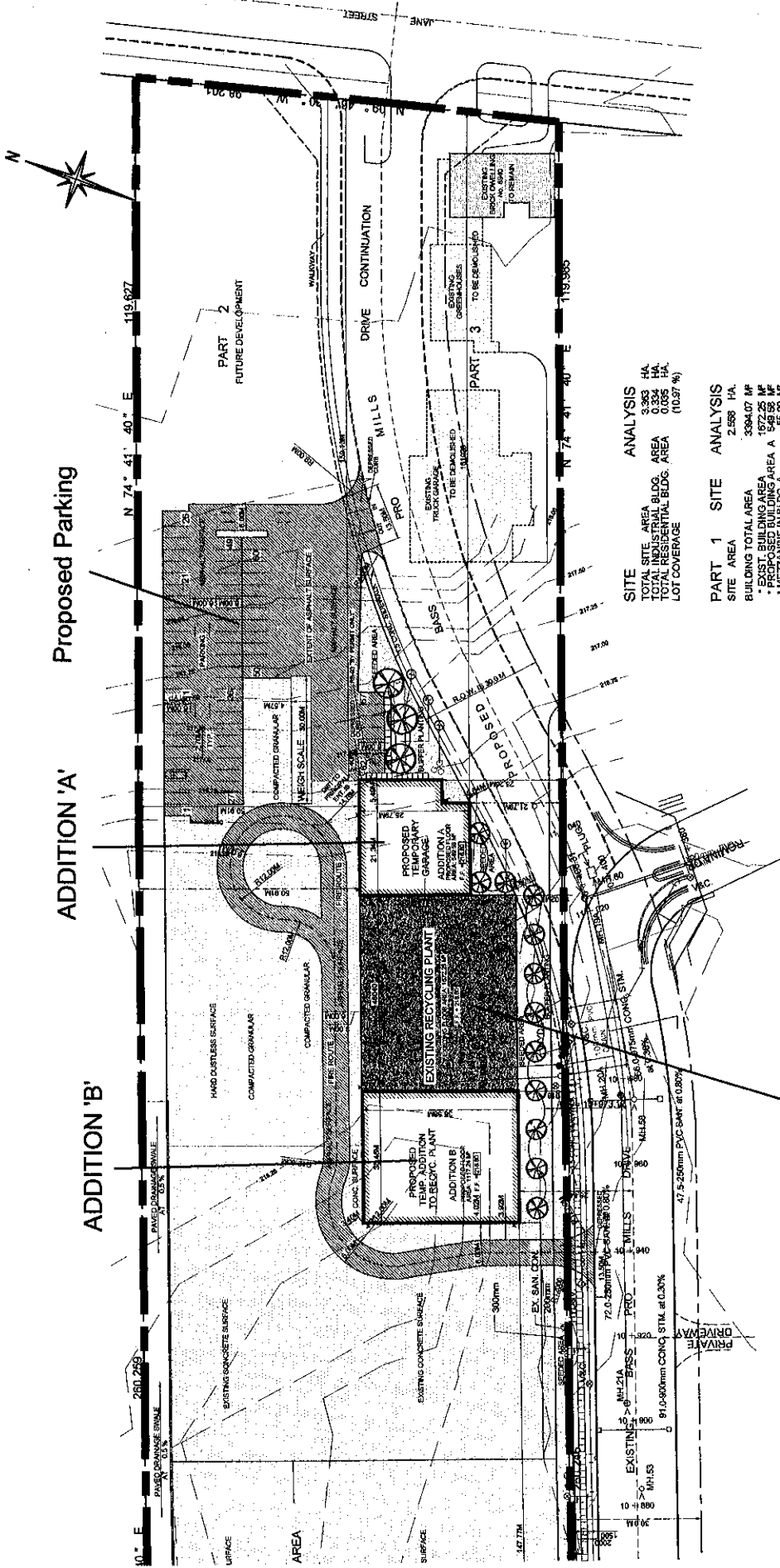


Community Planning Department

Attachment



FILE No.:
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Not to Scale
May 6, 2004



Existing Recycling Plant

| SITE ANALYSIS | | PART 1 SITE ANALYSIS | | PART 2 SITE ANALYSIS | | PART 3 SITE ANALYSIS | |
|------------------------------|----------|----------------------------|------------|------------------------|----------|---------------------------------------|----------|
| TOTAL SITE AREA | 0.33 HA | SITE AREA | 2,569 HA | SITE AREA (VACANT LOT) | 0.362 HA | SITE AREA | 0.449 HA |
| TOTAL INDUSTRIAL BLDG. AREA | 0.333 HA | BUILDING TOTAL AREA | 3394.07 MF | | | (EXISTING BUILDINGS TO BE DEMOLISHED) | |
| TOTAL RESIDENTIAL BLDG. AREA | 0.035 HA | * EXIST. BUILDING AREA | 1672.25 MF | | | | |
| LOT COVERAGE (10.97 %) | | * PROPOSED BUILDING AREA A | 549.59 MF | | | | |
| | | * MEZZANINE IN BLDG. A | 55.00 MF | | | | |
| | | * PROPOSED BUILDING AREA B | 1117.24 MF | | | | |
| | | LANDSCAPING AREA | 3336.13 MF | | | | |
| | | PARKING SPACES | 67 | | | | |

PARTIAL
SUBJECT LANDS

Site Plan

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Attachment 2

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Landscape Plan

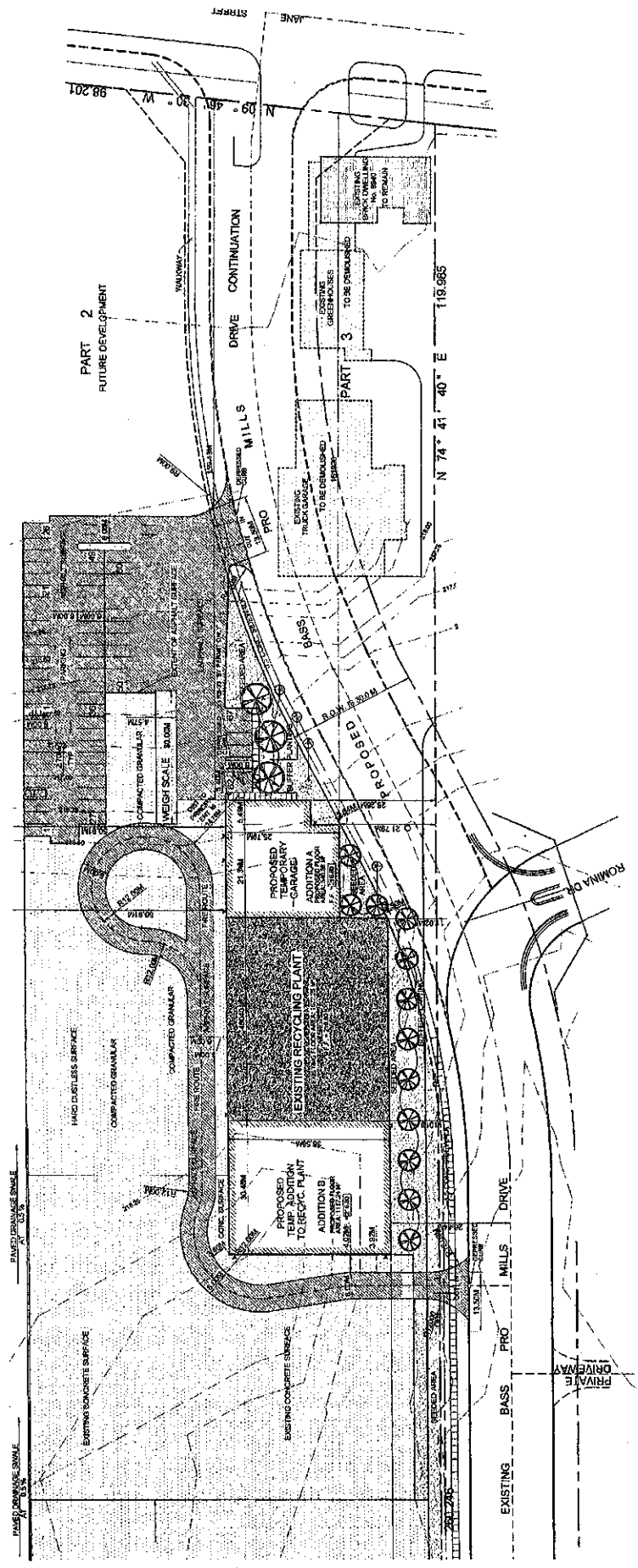
City of
Vaughan
Community Planning Department

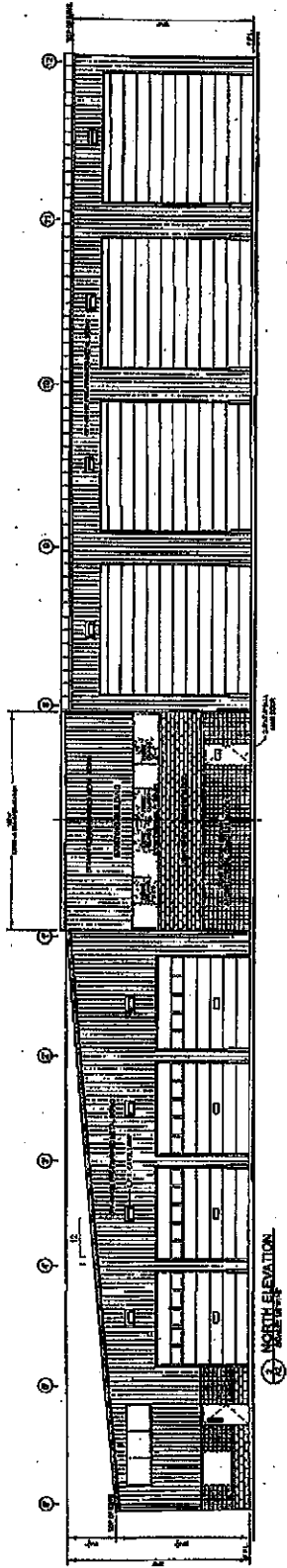
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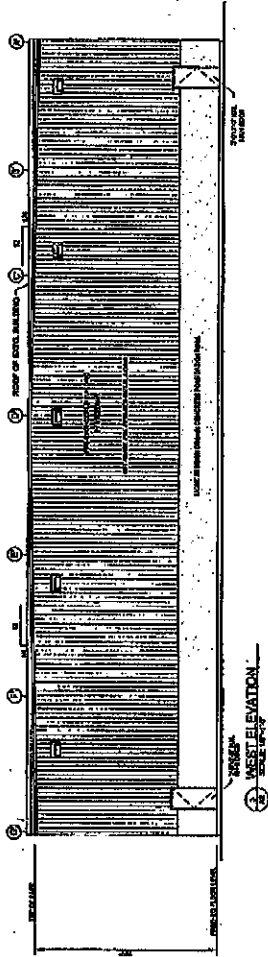
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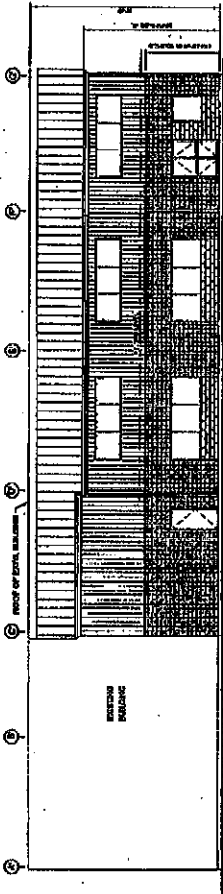




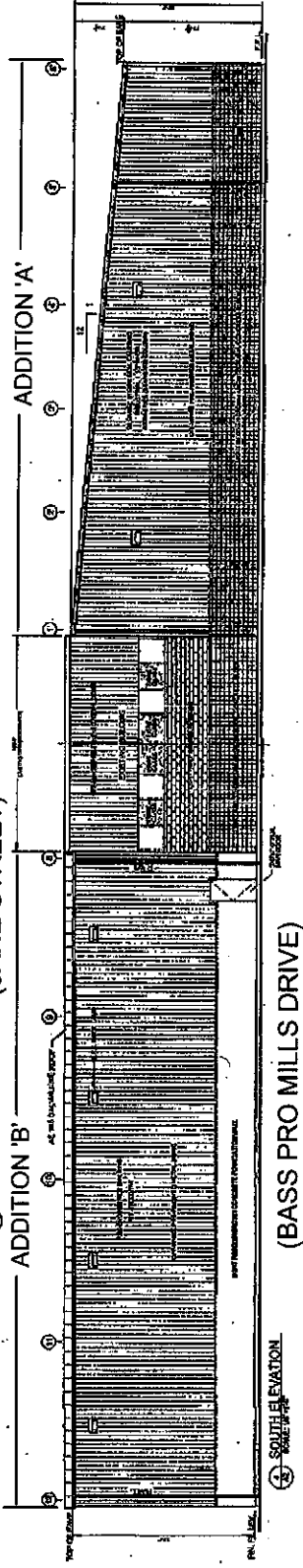
① NORTH ELEVATION



② WEST ELEVATION



③ EAST ELEVATION (JANE STREET)



④ SOUTH ELEVATION

Elevation Plan

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