

COMMITTEE OF THE WHOLE JANUARY 17, 2012

SITE DEVELOPMENT FILE DA.11.095 FRANCO DIMARCO WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.11.095 (Franco DiMarco) BE APPROVED, to permit additional landscaping and a landscape sign facing Highway #400 for the existing industrial building (Toro Aluminum Inc.) as shown on Attachments #3 to #6.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be provided within the landscape design:

- i) solar power integration for lighting and irrigation;
- ii) water harvesting technology used for irrigation; and,
- iii) LED lit signage.

Economic Impact

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

Communications Plan

N/A

Purpose

The Owner has submitted Site Development File DA.11.095 to amend approved Site Development File DA.04.081 to permit additional landscaping and a landscape sign facing Highway #400 for the existing 11,389m² industrial building (Toro Aluminum Inc.).

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 are located southeast of Langstaff Road and Highway #400 (330 Applewood Crescent), City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), which permits a wide range of industrial, office and business uses. No alterations are proposed to the existing industrial building.

The subject lands are also designated "Prestige Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010 (as modified September 27, 2011) and is pending approval from the Region of York. The "Prestige Employment" designation permits industrial uses, with accessory office uses.

The proposal to add additional landscaping and a landscape sign on the subject lands conforms to both Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88. The proposal complies with Zoning By-law 1-88.

Landscape Plan and Landscape Sign

The 1.8 ha site is developed with an industrial building with frontage on Applewood Crescent. The proposed landscaping and landscape sign shown on Attachments #4 to #6 would be located on the westerly portion of the site (Attachment #3), facing Highway #400 and integrated within the existing 9 m wide landscape strip. The proposed landscape sign is 4.8m in length and 2.4m in height and includes a corporate logo (Toro Aluminum), surrounded by a variety of plants and ornamental grasses and trees.

Solar panels, as shown on Attachment #5, are proposed above the landscape sign, which face south and power the LED lights required to illuminate the corporate logo and the top and bottom of the landscape sign. The Owner has advised that the landscape sign is designed to have a longevity of twenty years. Additional landscaping is proposed around the base of the landscape sign as shown on Attachments #4 and #6.

The Vaughan Development Planning Department is satisfied with the proposed landscape plan and landscape sign as shown on Attachments #4 and #6.

Ministry of Transportation (MTO)

The application has been circulated to the Ministry of Transportation (MTO) for review and comment. The MTO has no objection to the proposal, and the Owner has obtained a revised sign permit from the Ministry.

Relationship to Vaughan Vision 2020/Strategic Plan

This staff report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Manage Growth & Economic Well-being".

Regional Implications

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, Zoning By-law 1-88, comments from City Departments and external public agencies including the MTO, and the area context. The Vaughan Development Planning Department is satisfied with the additional landscaping and landscape sign to be placed in the 9 m wide landscaping strip adjacent to Highway #400 for the existing industrial building (Toro Aluminum Inc.). Accordingly, the Development Planning Department can recommend approval of Site Development File DA.11.095.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Landscape Sign Details
6. Landscape Rendering – View from Highway 400

Report prepared by:

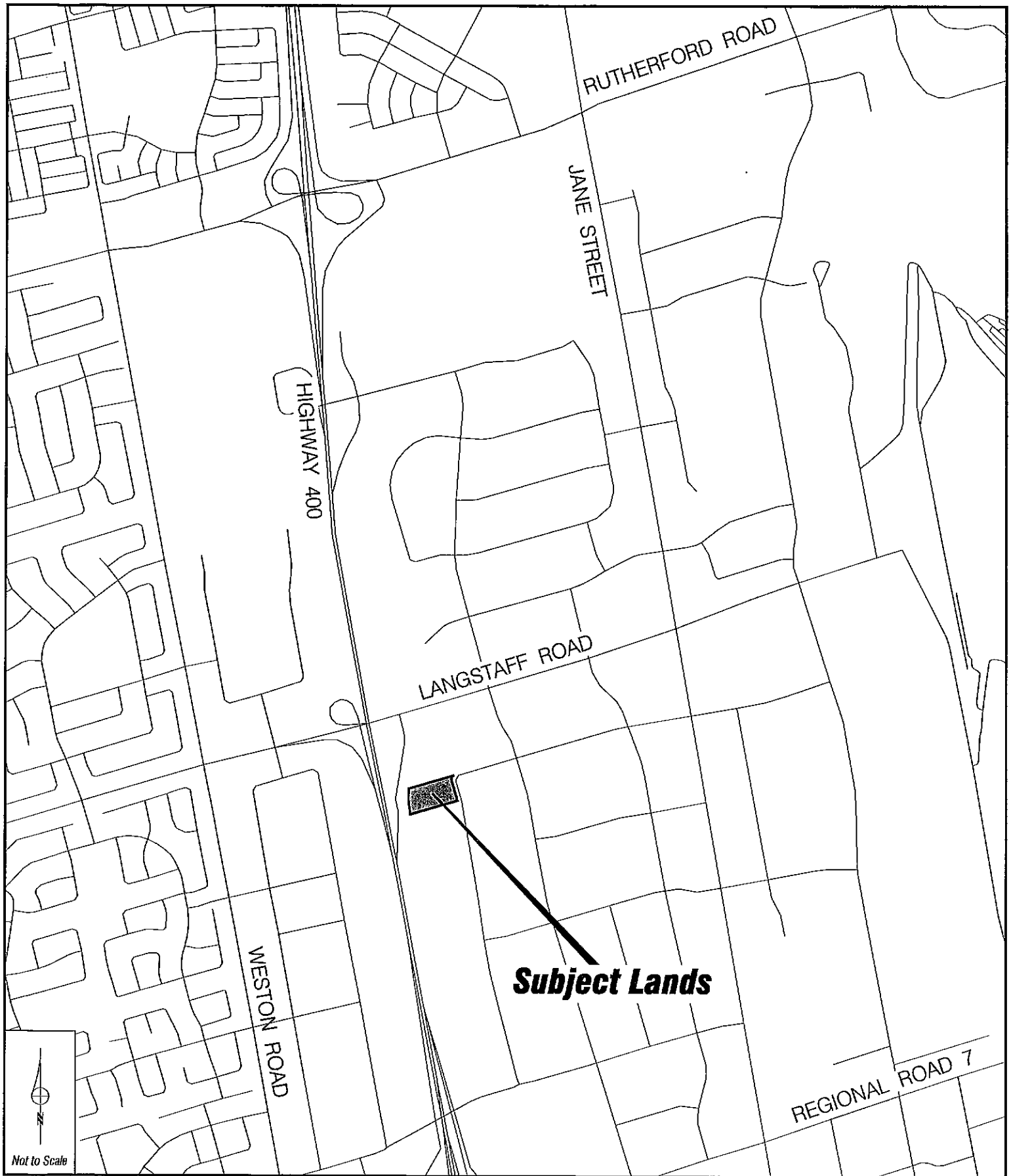
Daniel Woolfson, Planner 1, ext. 8213
Christina Napoli, Senior Planner, ext. 8483
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

LOCATION:
Part of Lot 10, Concession 5

APPLICANT:
Franco DiMarco

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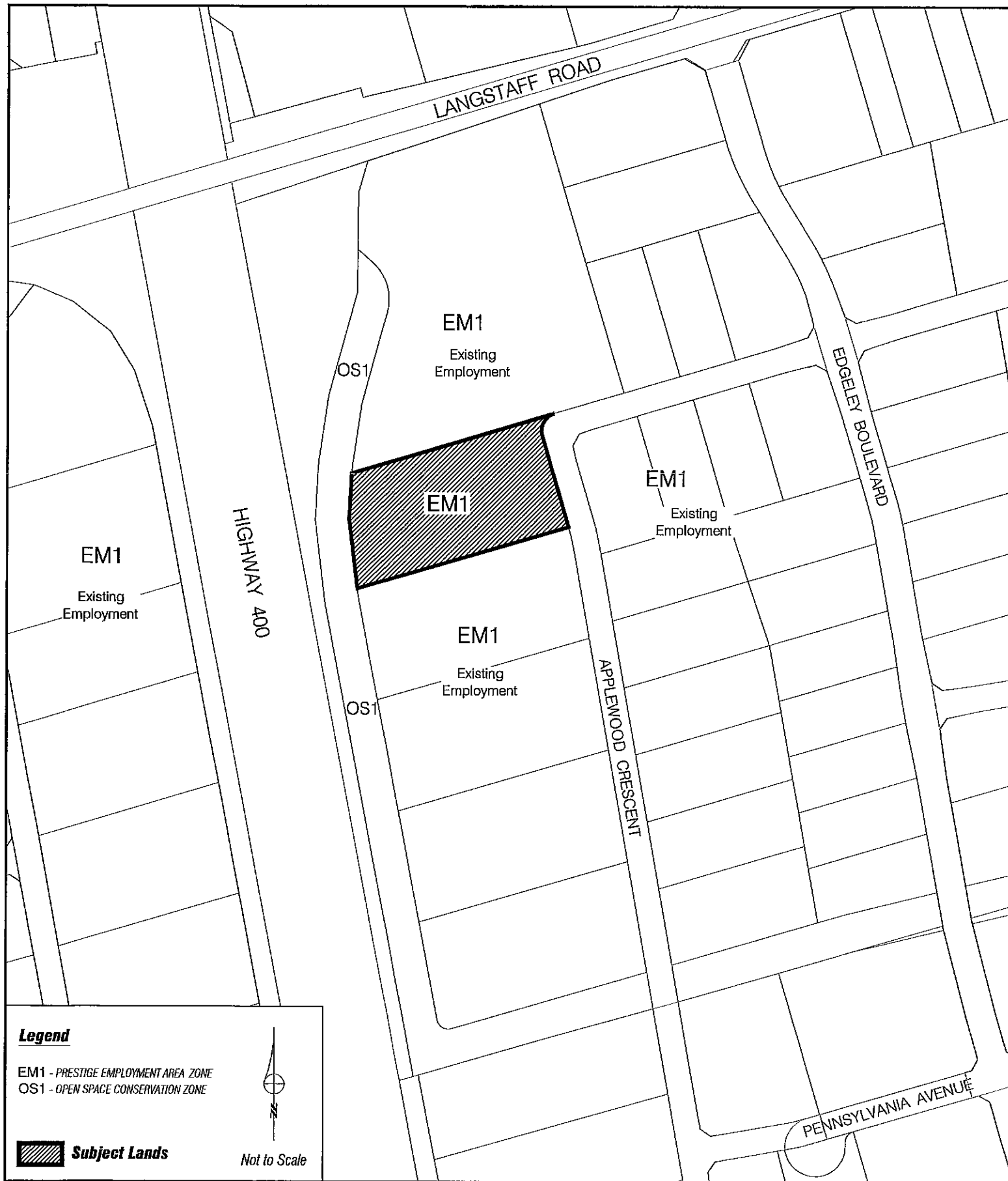
Development Planning Department

Attachment

FILE: DA.11.095
RELATED FILE: DA.04.081

DATE:
November 24, 2011

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Location Map

LOCATION:
 Part of Lot 10, Concession 5

APPLICANT:
 Franco DiMarco

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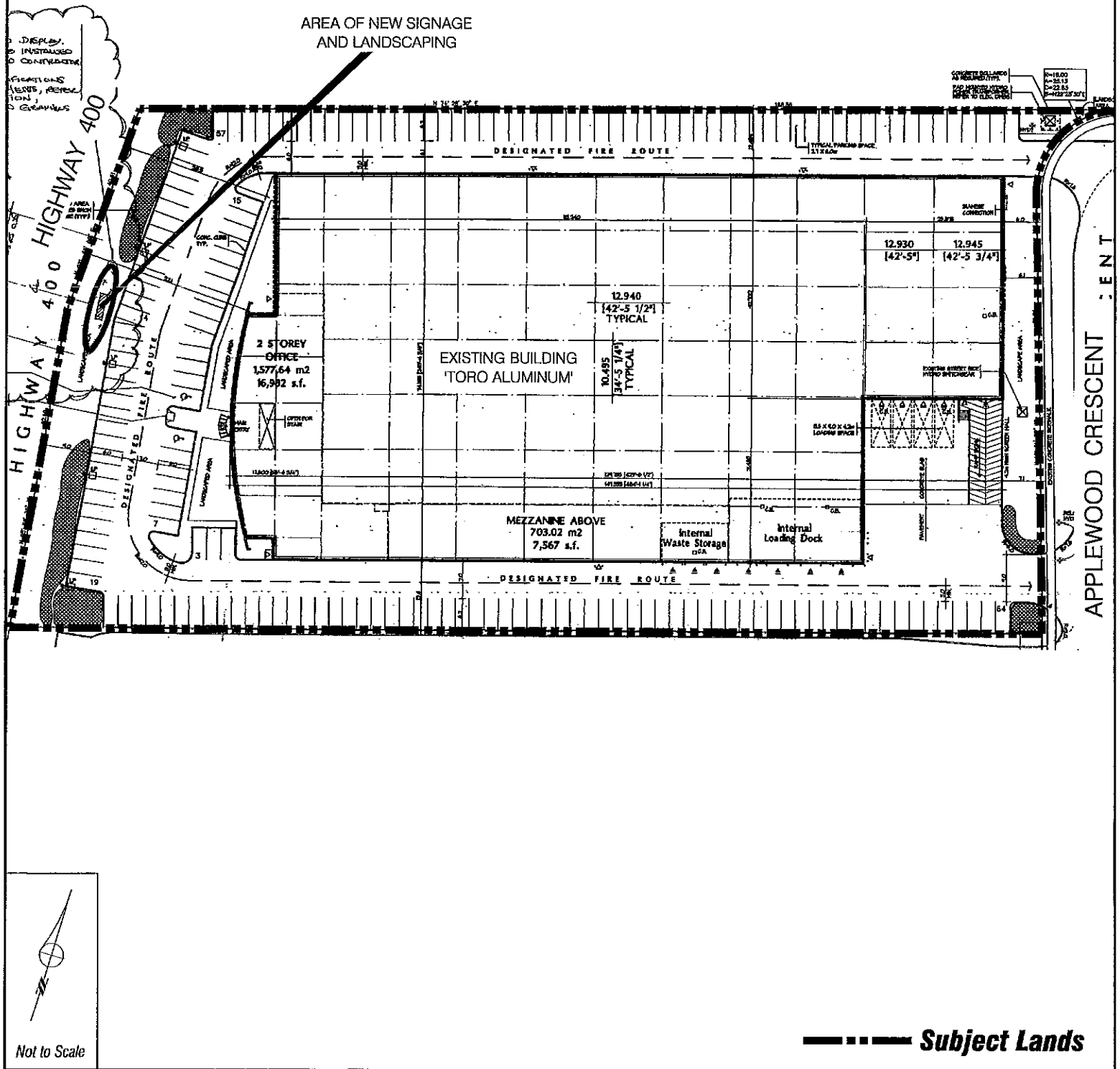


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Site Plan

LOCATION:
Part of Lot 10, Concession 5

APPLICANT:
Franco DiMarco

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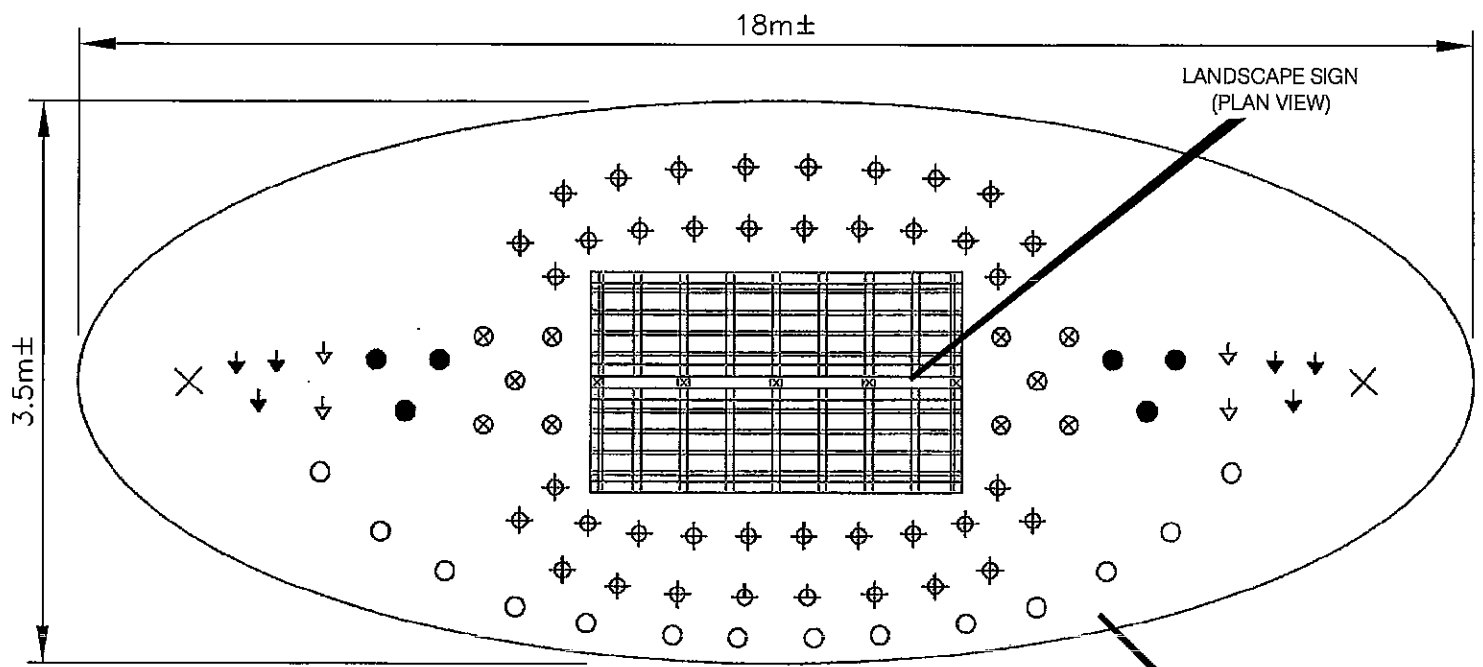
Development Planning Department

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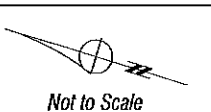
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LANDSCAPE DRAWINGS
SITE PLAN - PLANT LEGEND
SCALE NTS

LEGEND	
	DESCRIPTION
	BLUE FESCUE
	RED TWIG DOGWOOD
	PENNISETUM ALOPECUROIDES
	BURNING BUSH
	CLAMAGROSTIS
	SUMAC
	MISCANTHUS SYNENSIS
	ALBERTA SPRUCE



Landscape Plan

LOCATION:
Part of Lot 10, Concession 5

APPLICANT:
Franco DiMarco

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SOLAR PANELS (Rear View)
2 Pieces - Each 60" L x 26" W x 1.6" D
(1500mm x 700mm x 40mm)

Solar Panel Mounting Brackets
2 Pieces (1 per panel)
Telescopic - Raise panel above display
Tilt / Swivel - Position panel facing
south

2"x8" Solar Panel Mounting Base
Anchored to all 6"x6" Vertical Supports

HORIZONTAL 1"x4" SUPPORTS
TO BE NAILED TO 1"x4"
PT. PLYWOOD BOARDS.

COMPANY NAME AND LOGO
TO BE 2" THK. PT. PLYWOOD,
PAINTED IN WHITE TO BE NAILED
INTO VERTICAL AND HORIZONTAL
2"x6" PT. PLYWOOD SUPPORTS.

1"x4" PT. PLYWOOD HORIZONTAL
SUPPORTS TO HOLD
PLANT MATERIAL AND SHRUBS.

12" MAX. OPENING
FOR WATER RUNOFF

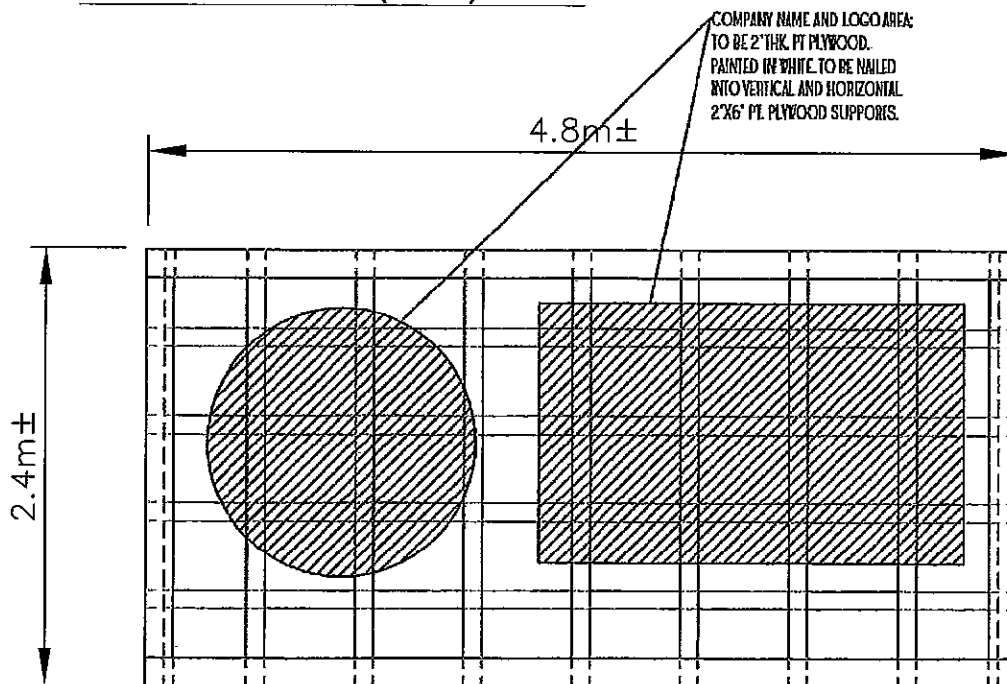
6"x6" PT. PLYWOOD
VERTICAL SUPPORTS.

SOLAR CHARGING CONTROLLER/
BATTERY UNIT
24" L x 18" W x 24" D
(609mm x 700mm x 609mm)

Ground Level

8" DIA. CONCRETE
FILL TO MIN. 48"
FROST LINE DEPTH

NORTH/SOUTH (END) VIEW



EAST/WEST (SIDE) VIEW

Not to Scale

Landscape Sign Details

LOCATION:
Part of Lot 10, Concession 5

APPLICANT:
Franco DiMarco

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Development Planning Department

Attachment

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Not to Scale

Landscape Rendering - View from Highway 400

APPLICANT:
Franco DiMarco

LOCATION:
Part of Lot 10, Concession 5



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