

COMMITTEE OF THE WHOLE SEPTEMBER 2, 2003

SITE DEVELOPMENT FILE DA.01.005
CONCORD STORAGE INC.

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development Application DA.01.005 (Concord Storage Inc.) BE APPROVED, subject to the following conditions:
 - a. That prior to the execution of the site plan agreement:
 - i) the final site plan, building elevations and signage, subject to the revisions identified in the report, be approved by the Commissioner of Planning;
 - ii) the final landscape plan and detailed cost estimate be approved by the Urban Design Department;
 - iii) the final grading and servicing plans and stormwater management report be approved by the Engineering Department;
 - iv) parking, access and on-site vehicular circulation be approved by the Engineering Department;
 - v) all hydro requirements be fulfilled to the satisfaction of Hydro Vaughan Distribution Inc.;
 - vi) all requirements of the Toronto and Region Conservation Authority be satisfied;
 - vii) all requirements of the Region of York Transportation and Works Department be satisfied;
 - viii) all requirements of CN Rail/GO Transit be satisfied; and
 - ix) that the implementing zoning by-law be in full force and effect.
 - b. That the site plan agreement contain the following provisions:
 - i) If required, the Owner shall pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, prior to the issuance of a Building Permit, in accordance with Section 51 of the Planning Act and City of Vaughan Policy. The Owner shall submit an appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Legal Department, Real Estate Division, and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in lieu payment, in accordance with Section 42 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

- ii) No permanent buildings or structures shall be permitted to locate within the outside storage area, which shall be restricted to a 26m wide strip of land along the east property line, beginning 70m south of Regional Road 7, and terminating at the south property line. Outside storage shall be permitted as an interim use, until the said strip of land is conveyed to a public authority, and the future road linking Regional Road 7 with the planned MTO Transitway Station is constructed.
- iii) The Owner shall install and maintain a 1.8m high chain link fence along the mutual property line with CN Rail. Any proposed alterations to the existing drainage pattern affecting the railway right-of-way must receive prior concurrence from GO Transit.

Purpose

On January 18, 2001, the Owner submitted a Site Development Application to permit a mini-storage warehouse facility with outside storage on a 1.67 ha lot, as follows:

Gross Floor Area:	
Mini-storage warehouse (329 units):	3748.85m ²
Office:	<u>238.4m²</u>
Total Gross Floor Area:	3987.25m
Visitor Parking:	4 spaces
Office Parking:	8 spaces

Background - Analysis and Options

The subject lands are located on the south side of Regional Road 7, between the CNR line and Centre Street, (1889 Regional Road 7), in Lot 5, Concession 3, City of Vaughan.

On July 19, 1999, the Owner submitted applications to amend the Official Plan (File OP.99.022) and Zoning By-law (File Z.99.047) to permit a mini-storage warehouse facility with outside storage on the subject lands.

On September 25, 2000, Council adopted the following resolution:

- “1. THAT Official Plan Amendment Application OP.99.022 (Concord Storage Inc.) BE APPROVED, to permit outside storage in the “Prestige Area” designation.
- 2. THAT Zoning By-law Amendment Application Z.99.047 (Concord Storage Inc.) BE APPROVED, subject to the following:
 - a) rezone the tableland portion of the subject lands from A Agricultural Zone to EM1 Prestige Employment Area Zone, with an exception to permit outside storage;
 - b) provide an exception for the driveway to cross the OS1 Open Space Zone and to recognize the reduced frontage on a public road;
 - c) provide any other necessary exceptions to implement the approved site plan; and,
 - d) that prior to the implementing by-law being enacted, the required site plan application shall be approved by Council.”

Since that time, the site-specific Official Plan Amendment (OPA #543) has been adopted and is in full force and effect.

Official Plan

The northerly portion of the site is designated "Valley Lands" by OPA #450 (Employment Area Plan) and will be maintained in a natural state. The tableland portion of the site is designated "Prestige Area" by OPA #450, as amended by OPA #543, which permits the outside storage of goods and materials associated with the mini-warehouse facility. No permanent buildings or structures are permitted within the outside storage area, which is restricted to a 26m wide strip of land along the east boundary of the site, beginning 70m south of Regional Road 7, and terminating at the south property line.

The Ministry of Transportation Ontario (MTO) has designated the 26m wide parcel as a future road link to Regional Road 7 from the MTO Transitway Station, planned to be south of the subject lands. Outside storage is permitted as an interim use, until the parcel is conveyed to a public authority and the road is constructed.

Staff is satisfied that the proposed site development conforms to the Official Plan.

Zoning

The northerly portion of the subject lands is zoned OS1 Open Space Conservation Zone, and the remaining tableland portion is zoned A Agricultural Zone by By-law 1-88.

The proposed mini-storage warehouse, office and outdoor storage uses are not permitted in the A Agricultural Zone. An application to amend the Zoning By-law has been approved to rezone the tableland to EM1 Prestige Employment Area Zone to permit these uses, subject to approval of the required site plan application by Council.

In addition to the proposed uses, the following exceptions to By-law 1-88 have been identified to implement the proposed site plan:

- a driveway, retaining wall and pylon sign within the OS1 Zone is not permitted
- no frontage for the EM1 Zone portion, whereas a minimum 65m is required
- driveway aisles and parking within a portion of the required 7.5m wide landscaped area abutting the OS1 Zone is not permitted
- an unenclosed outside storage area, whereas storage is to be completely enclosed by a wall or fence not less than 2m high
- outside storage in the side yard where the lot has less than 45m frontage, is not permitted
- a minimum 3m rear yard, whereas 12m is required
- a 0m westerly interior side yard, whereas a minimum 6m is required
- 10.7m wide driveway at Regional Road 7, whereas a maximum 7.5m is permitted
- 18m setback from a Residential Zone (across CNR line) to the nearest building, whereas a minimum 20m is required
- 12 parking spaces, whereas 46 are required.

Additional information will be required on the site plan, including parking space dimensions, office floor space clarification, percentage of landscaped area and outside storage area calculations, and setbacks to the OS1 Zone, which will confirm if any further exceptions to the By-law are required.

Site Design

There are four blocks of mini-warehouse structures proposed, with a total GFA of 3748.85m². The existing two-storey building is proposed for office use. The first floor of the office will be used to run the mini-warehouse facility, while the second floor will be divided into five small office/storage units to be rented in the same fashion as the units in the proposed buildings. An existing driveway onto Regional Road 7 provides access. A 26m wide strip of land along the east side of the site will not be developed with any structures, but is proposed for the outside storage of vehicles and equipment. The outside storage use would be temporary until this parcel is conveyed to a public authority for the construction of the planned road to serve the future MTO Transitway station.

Parking/Access

The existing driveway onto Regional Road 7 will provide interim access to the site. The ultimate access will be from the future transitway road, which will intersect with Regional Road 7 at a signalized intersection. A total of 12 parking spaces are proposed adjacent to the office building.

Parking for the proposed development is calculated as follows:

Mini-storage Warehousing:	3748.85m ² @ 1 space per 100m ²	=	37.5 spaces
Office:	238.4m ² @ 3.5 spaces per 100m ²	=	<u>8.3 spaces</u>
TOTAL PARKING SPACES REQUIRED		=	46 spaces
TOTAL PARKING PROVIDED:		=	12 spaces

By-law 1-88 does not have a parking requirement specifically for public storage use. The Building Department advises that a parking requirement of 1 space per 100m² is being applied for the purpose of calculation, which is the minimum requirement used for a "warehousing" use. Public storage would not be expected to generate the parking demand of a warehouse use. Sufficient parking is being provided for the office component, with some surplus for the mini-storage facility. Staff would have no objection to an exception to the parking requirements of the by-law to permit a minimum of 12 spaces for the site.

As a condition of site plan approval, parking, access and on-site vehicular circulation must be to the satisfaction of the Engineering Department. Also the site plan agreement will contain a clause requiring that no permanent buildings or structures shall be permitted in the outside storage area, and that the outside storage shall be permitted as an interim use, until the 26m wide strip of land is conveyed to a public authority, and the future road linking Regional Road 7 with the planned MTO Transitway Station is constructed.

Site Servicing, Grading & Stormwater Management

Municipal storm and watermains are available to service the site. A septic tile field exists northeast of the office building. As a condition of site plan approval, the final site grading and servicing plans and stormwater management report must be approved by the Engineering Department.

All hydro requirements must be fulfilled to the satisfaction of Vaughan Hydro Distribution Inc.

Toronto & Region Conservation Authority (TRCA)

The TRCA advises that they are satisfied with respect to the proposed stormwater management, subject to conditions. The stormwater outfall will require a TRCA permit pursuant to Ontario Regulation 158. The sediment fence requires to be extended to the north side of the existing

culvert to protect the watercourse during curb installation. The latest landscape plans require review and approval from the TRCA.

Region of York

The Region of York Transportation and Works Department has reviewed the proposal and have no objections in principle. A triangular-shaped road widening is required to be conveyed to the Region along the site's easterly frontage on Regional Road 7. The design of the full-movement driveway must meet Regional design standards. The Region may be a signing party to the site plan agreement.

CN Rail/Go Transit

CN advises that a chain-link fence will be provided along the mutual westerly property line. Any proposed alterations to the existing drainage pattern affecting the railway right-of-way must receive prior concurrence from GO Transit.

Landscaping

A mix of deciduous and coniferous shrubs and deciduous trees are proposed in the vicinity of the office building and between the storage buildings and Regional Road 7. A walkway is proposed between the parking area and the office building. A pylon sign, together with landscape planting, is proposed on the south side of the driveway at the Regional Road 7 entrance. A retaining wall is proposed on both sides of the driveway leading into the site's parking area. A 1.83 m high chain link fence is proposed along the property line south of the creek. Also, a 18m-chain link fence should be provided along the most southerly line.

Staff recommends that a 3m wide landscape strip be provided along the south lot line, and additional landscaping be provided along the west side of the future transitway right-of-way, as this part of the site will be highly visible to traffic. Also, an 18m high chain link fence should be provided along the most southerly lot line.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved by the Urban Design Department.

Building Design

A total of four blocks of mini-storage buildings are proposed on the site. Blocks A, B and C run parallel to each other in a north-south orientation, and Block D runs along the south boundary line of the site. A total of 329 units are proposed. The building materials used include concrete block walls, blue aluminum siding gable ends, a series of blue doors, and blue asphalt shingles. The building walls are approximately 3.2m high. Security lighting is proposed along the entire building wall. No changes are proposed to the existing building to be used for office/storage purposes, however, elevation drawings will be required to be submitted and included in the site plan agreement.

The 3.3m high architectural screen wall is to be removed along the south property line and replaced with the south elevation of Building D, which will be visible from the future transitway station. Instead, Staff recommends that Building D be setback 3m from the lot line, and that additional architectural treatment be incorporated on the south wall. Also, the roof-line should be changed from a flat roof to a gable roof, which is consistent with the other buildings.

A pylon sign is proposed on the east side of the driveway entrance at Regional Road 7. The sign is 6m high and 2.4m wide. The structure is painted blue and will have yellow letters for the company name and address, and 6 rows of 8-inch high black lettering on white background for advertising information.

Conclusion

Staff has reviewed the site plan application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and are satisfied that the subject lands can be appropriately developed to accommodate the proposed mini-storage warehouse facility in the context of the surrounding employment area, subject to conditions.

Should the Committee concur, the recommendation in this report can be adopted.

Attachments

1. Location Map
2. Transitway Corridor Protection Study
3. Site Plan
4. Landscape Plan
5. Elevations
6. Pylon Sign Detail

Report prepared by:

Duncan MacAskill, Planner, ext. 8017

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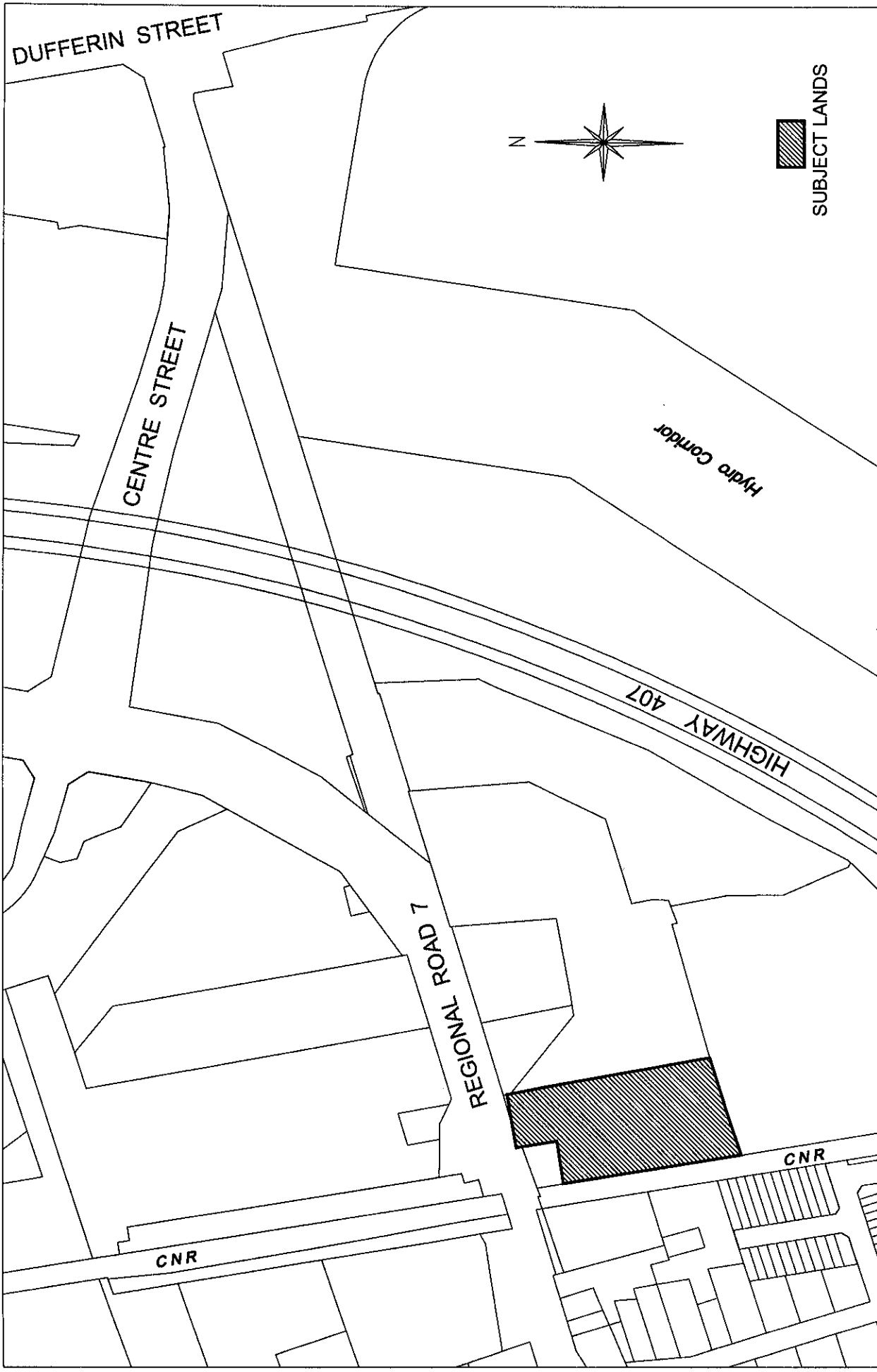
Respectfully submitted,

MICHAEL DeANGELIS
Commissioner of Planning

JOANNE R. ARBOUR
Director of Community Planning

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Location Map

Part Lot 5,
Concession 3
 APPLICANT:
 CONCORD STORAGE INC.
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Community Planning Department

Attachment 1

File No.: DA.01.005
 Related File: Z.99.049
 Not to Scale
 August 8, 2003



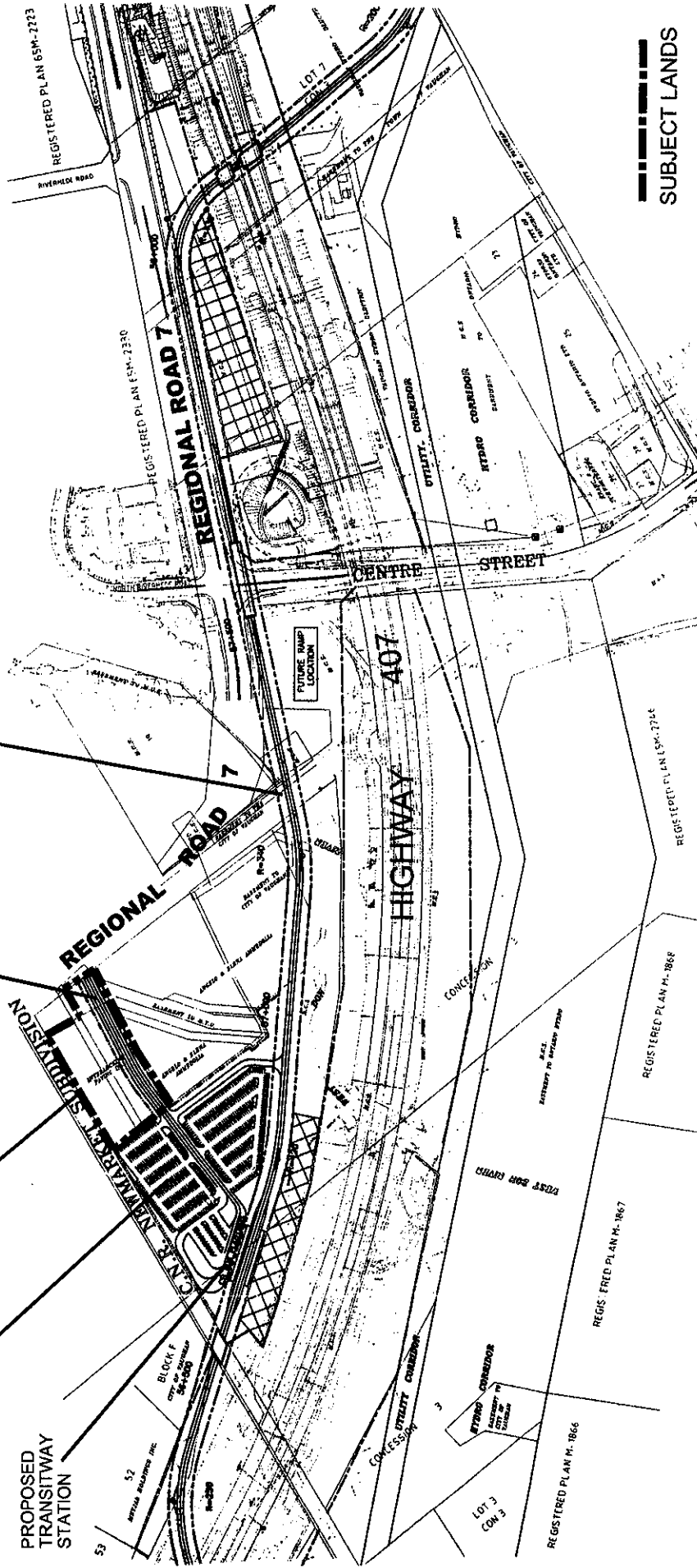
PROPOSED TRANSITWAY STATION AND PARKING LOT

PROPOSED TRANSITWAY STATION

PROPOSED TRANSITWAY STATION AND ROADWAY TO TRANSITWAY STATION AND PARKING LOT

PROPOSED 30m TRANSITWAY CORRIDOR

SUBJECT LANDS CONCORD STORAGE



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SUBJECT LANDS

<p>Scale 100m</p>	<p>FINAL</p> <p>Date: DECEMBER 1998</p>	<p>LEGEND</p> <p>30m Right-of-Way</p> <p>Station/Parking Envelope</p> <p>Station</p> <p>Storm Water Management Pond</p>	<p>TRANSITWAY CORRIDOR PROTECTION STUDY</p> <p>IN THE</p> <p>HIGHWAY 407 / PARKWAY BELT WEST CORRIDOR</p> <p>PLATE 60</p>
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Transitway Corridor Protection Study

Part Lot 5, Concession 3

APPLICANT:
CONCORD STORAGE INC.

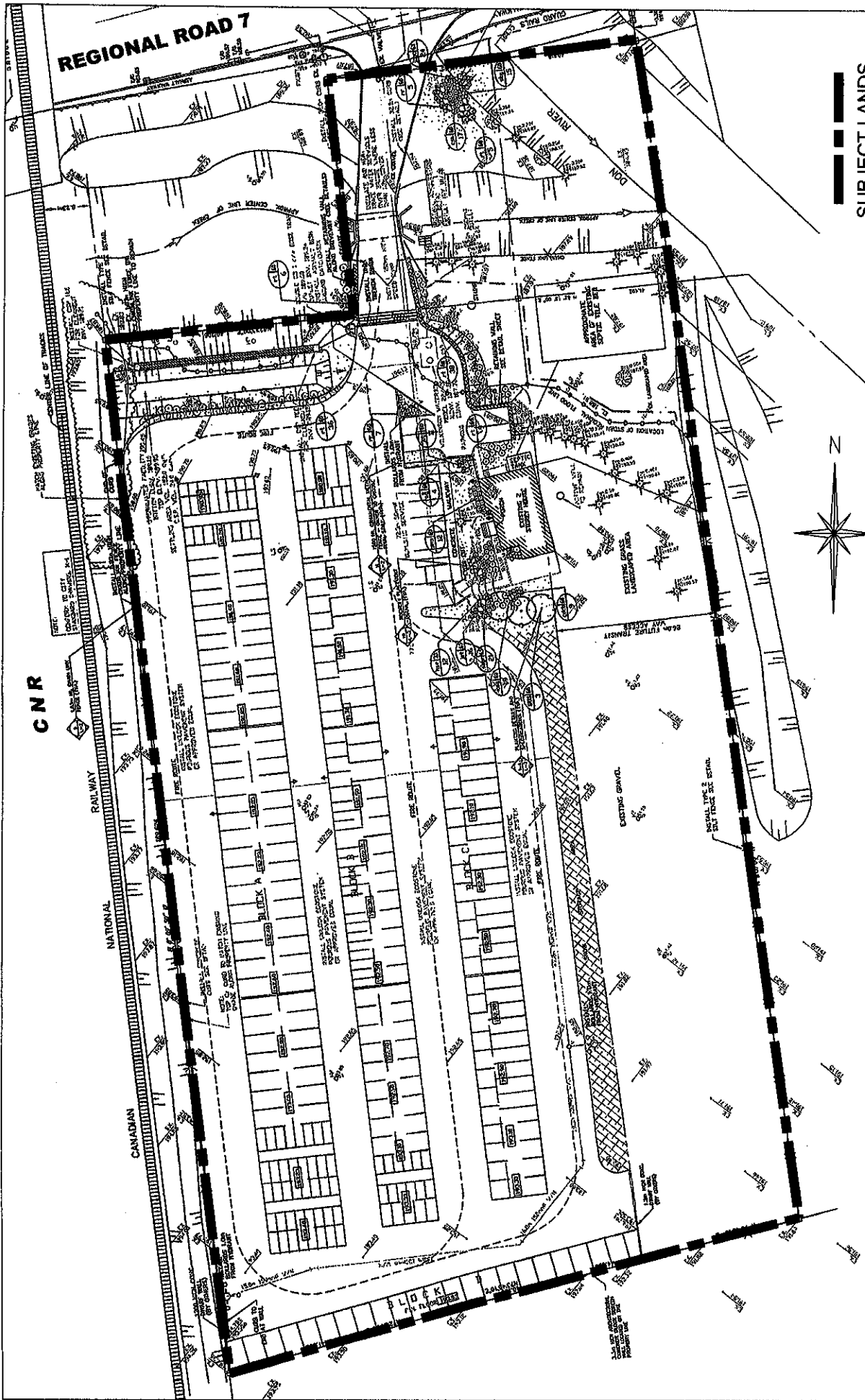
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City of **Vaughan**

Community Planning Department

Attachment 2

File No.: DA-01.005
Related File: Z.99.049
Not to Scale
August 8, 2003

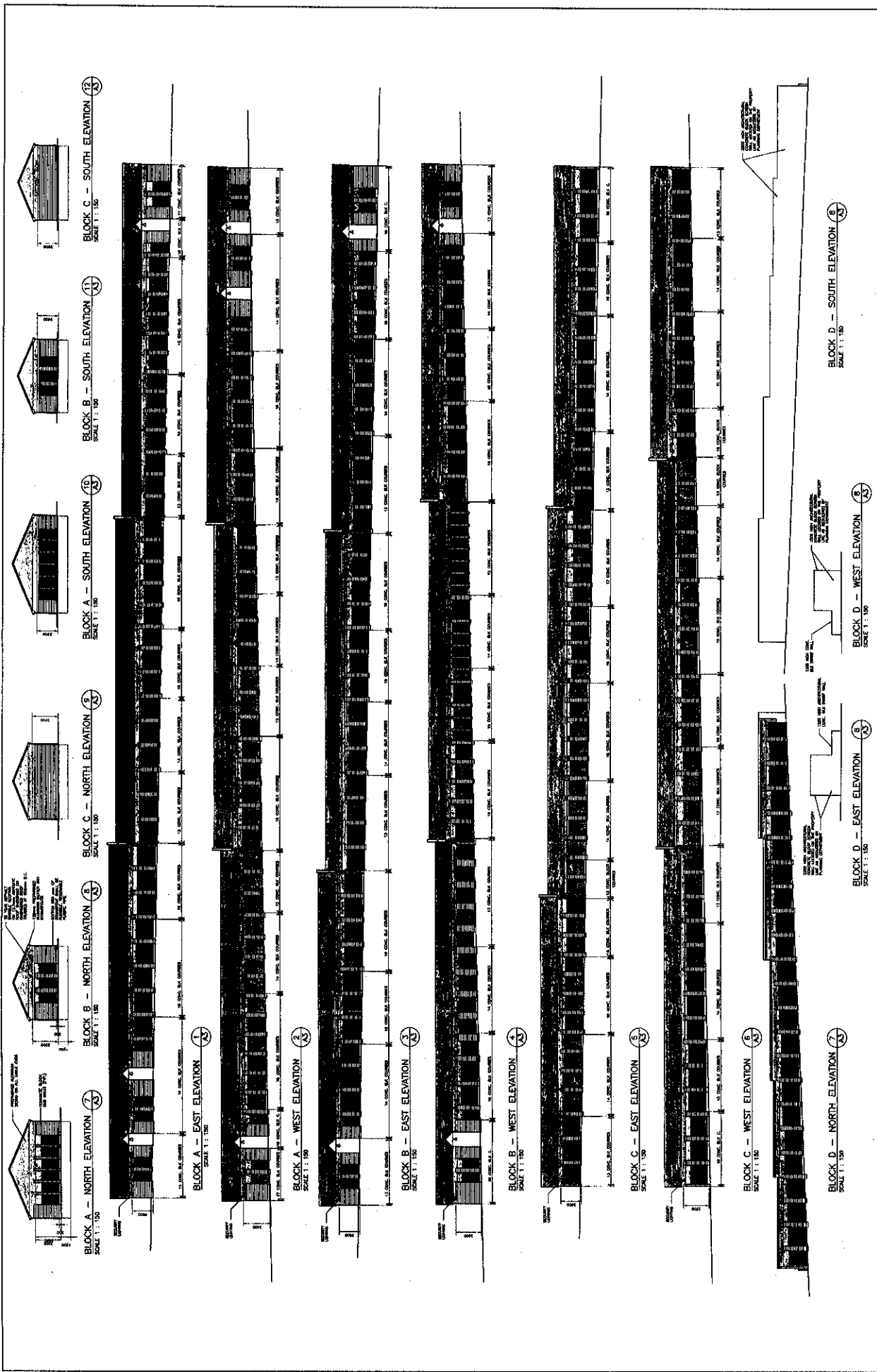


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SUBJECT LANDS

Attachment 4
 File No.: DA.01.005
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 Not to Scale
 August 8, 2003

City of
Vaughan
 Community Planning Department

Landscape Plan
 Part Lot 5,
 Concession 3
 APPLICANT:
 CONCORD STORAGE INC.
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Elevations

Part Lot 5,
Concession 3

APPLICANT:
CONCORD STORAGE INC.

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Community Planning Department

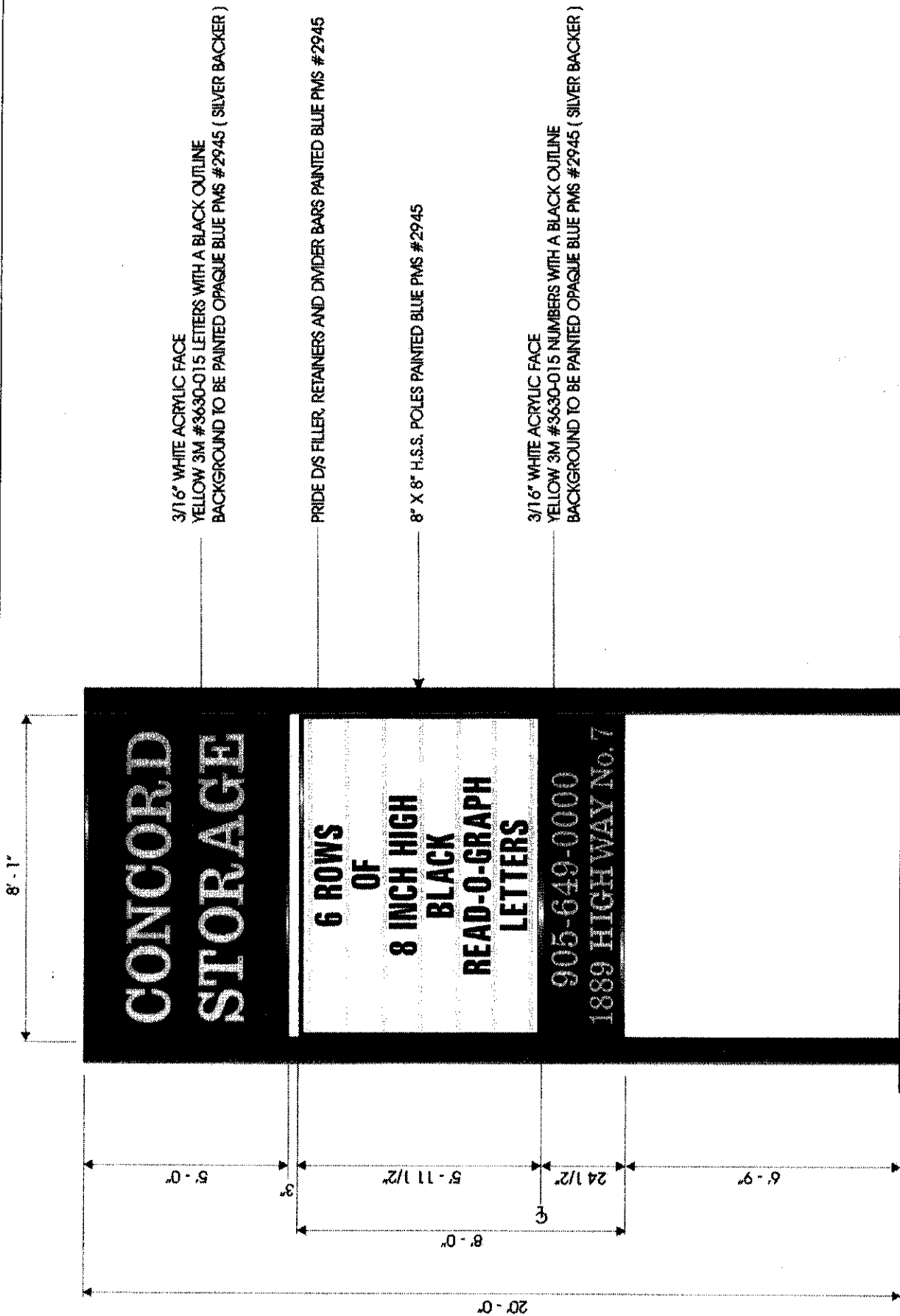
Attachment 5

File No.: DA-01.005

Related File: Z.99.049

Not to Scale

August 8, 2003



Sign Detail

Part Lot 5,
Concession 3

APPLICANT:
CONCORD STORAGE INC.

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City of
Vaughan

Community Planning Department

Attachment

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File No.: DA.01.005

Related File: Z.99.049

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August 8, 2003