

COMMITTEE OF THE WHOLE JUNE 20, 2005

SITE DEVELOPMENT FILE DA.05.014 **HYDRO ONE NETWORKS INC.**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.05.014 (Hydro One Networks Inc.) BE APPROVED, subject to the following conditions:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Development Planning Department;
 - ii) the final site servicing and grading plans, and stormwater management report shall be approved by the Engineering Department;
 - iii) all hydro requirements shall be fulfilled to the satisfaction of PowerStream Inc.;
 - iv) the Owner shall satisfy all requirements of the Vaughan Fire Department; and,
 - v) the Owner shall satisfy all requirements of the Toronto Region Conservation Authority.

Economic Impact

There are no requirements for new funding associated with this report. The proposed development will add new assessment to the local tax base.

Purpose

Hydro One Networks Inc. has submitted an application for site development approval, to permit a new 708 m² training building and a 221 m² heated storage building, and a parking lot for 84 cars and 9 trucks, as shown on Attachment #2. The new training building will contain office space, classrooms and a lunchroom and will replace the existing main office building on the site.

Background - Analysis and Options

The subject lands shown on Attachment #1 are located south of Kirby Road and east of Cold Creek Road, being Part of Lots 29 and 30, Concession 10, City of Vaughan. The subject lands have an area of approximately 16 hectares and are part of the Hydro One Networks Inc. 80 hectare land holding in this area.

The site is relatively flat and there are several existing buildings within a fenced compound. Hydro One Networks Inc. is proposing to remove all but two of the existing buildings on the site and replace them with two new buildings. The new main building will function as a training facility and the second building will be used for storage purposes.

The land uses surrounding the overall Hydro One Networks Inc. land holdings are:

- North - Kirby Road; agricultural uses (A Agricultural Zone)
- South - agricultural uses (A Agricultural Zone)
- East - agricultural uses (A Agricultural Zone), CP Rail line
- West - Cold Creek Road; agricultural and employment uses (A Agricultural Zone and EM2 General Employment Area Zone, respectively)

Official Plan

The overall Hydro One Networks land holdings are designated "Major Open Space & Valley Lands" and "Rural Use Area" by OPA #600. The portion of the site that is subject to this application is designated "Rural Use Area", which permits institutional uses. The proposed development to replace the existing hydro buildings on the site conforms to the Official Plan.

Zoning

The property is zoned OS1 – Open Space Conservation Zone and A – Agricultural Zone by By-law 1-88, with the portion subject to this application being within the latter zone. Hydro One Networks Inc. is considered to be a public use and therefore, Section 3.10 of By-law 1-88, "Public Uses" is applicable. The proposal complies with the requirements of By-law 1-88.

Site Design

The site plan shown on Attachment #2 identifies the existing and proposed buildings located on the subject lands. The existing main office building, ancillary buildings and the trailers will be removed from the site. Two small existing storage buildings in the north part of the compound will remain. A new one-storey, 708 m² training facility and an 84 car gravel parking area are proposed in the southwest quadrant of the site accessed from a new driveway from Cold Creek Road. A new storage building is proposed at the northwest corner of the property within the existing gravel area. The northerly portion of the compound also consists of a hydro pole and wire storage area utilized for staff field training exercises.

The final site plan must be approved to the satisfaction of the Development Planning Department. Hydro One Networks Inc. will not be required to enter into a site plan agreement with the City, since it is a public use.

Access

Two existing gravel driveways provide access to the site, one each from Kirby Road and Cold Creek Road. The Toronto and Region Conservation Authority (TRCA) has advised that the proposed new driveway from Cold Creek Road is located adjacent to the eastern bank of Rainbow Creek and may encroach onto the Regional flood plain. The TRCA has requested that the proposed driveway be realigned so that it meets the existing gravel driveway 6m east of its current location. During a recent site visit, Hydro One representatives advised that this request can be accommodated.

Parking

Parking for the proposed development is calculated as follows:

| | |
|--|-------------------|
| Training Facility: 708m ² @ 6 spaces/100 m ² | = 43 spaces |
| Warehousing/Storage (existing and proposed): 387 m ² @ 1 space/100 m ² | = <u>4 spaces</u> |
| Total Required Parking | 47 spaces |

Parking for 84 cars and 9 trucks is proposed on a new gravel parking area, resulting in a surplus of 37 car parking spaces. Vehicular circulation to the buildings, on the site is proposed through the compound via existing gravel driveways.

Services/Utilities

The site has access to hydro, however, municipal services are not available in this area and the site will be serviced by the existing private services. An existing ditch borders the westerly edge of the fenced compound and much of the surface within the site is covered with gravel. Site

grading and stormwater management for the site must be addressed to the satisfaction of the Engineering Department.

All hydro requirements will be addressed by the Owner, to the satisfaction of PowerStream Inc.

A dry fire hydrant with two 17,600 gallon underground water supply tanks is proposed adjacent to the driveway to the main building for fire fighting purposes. Hydro One Networks is required to satisfy the requirements of the Ontario Building Code and the Vaughan Fire Department regarding the adequacy and reliability of the water supplies for fire fighting purposes.

Landscaping

There are a few existing trees on the site, however, given the location of the proposed buildings that are well within the hydro corridor and far removed from the arterial road system, no additional landscaping is proposed.

Building Design

The proposed building elevations for the training facility are shown on Attachment #3. The elevations are simple in appearance and similar in construction. The training building will be finished in a two-tone prefinished metal siding utilizing a grey colour around the base and a lighter off-white colour for the balance of the building. The south elevation features the main entrance under a red paneled cantilevered canopy and a recessed secondary man door entrance. There are several large vertical windows trimmed in red. The north elevation includes a double man door entrance trimmed in red under a red paneled cantilevered canopy and several vertical red trimmed windows. The east and west elevations are similar, however there is a panel door on the west elevation and no window openings. The east elevation contains a man door trimmed in red and a large window. The roof is slightly sloped and finished in a prefinished metal paneling and roof coping matching the main colour of the siding.

The elevations for the heated storage building shown on Attachment #4. The building materials consist of a prefinished metal paneling similar to that used on the main building. A red coloured man door and a single overhead door are the only openings to the storage building and are provided on the south elevation. The roof is slightly sloped and finished in the same prefinished metal material used on the main building.

Staff is satisfied that given the location and purpose of the buildings, the proposed elevations are satisfactory.

Parkland Dedication

Since the proposed development is considered a public use, there is no requirement for parkland dedication.

Relationship to Vaughan Vision 2007

This staff report is consistent with the priorities set forth in Vaughan Vision 2007, particularly 'A-5', "Plan and Manage Growth".

Conclusion

The site is zoned A Agricultural Zone by By-law 1-88, and subject to the "Public Use" provisions in Section 3.10 of By-law 1-88, which permits the proposed development by Hydro One Networks. The proposed training facility represents an expansion and replacement of the existing buildings on the site. The new storage building is considered a minor building addition on the site. The site is located away from both Kirby Road and Cold Creek Road and centrally located

on the larger Hydro One Networks Inc. land holding. Given the limited nature of the proposed development and the general area context, Staff can support the proposed development, subject to the conditions provided in the recommendation of this report.

Attachments

1. Location Map
2. Site Plan
3. Elevations – Training Facility
4. Elevations – Storage Building

Report prepared by:

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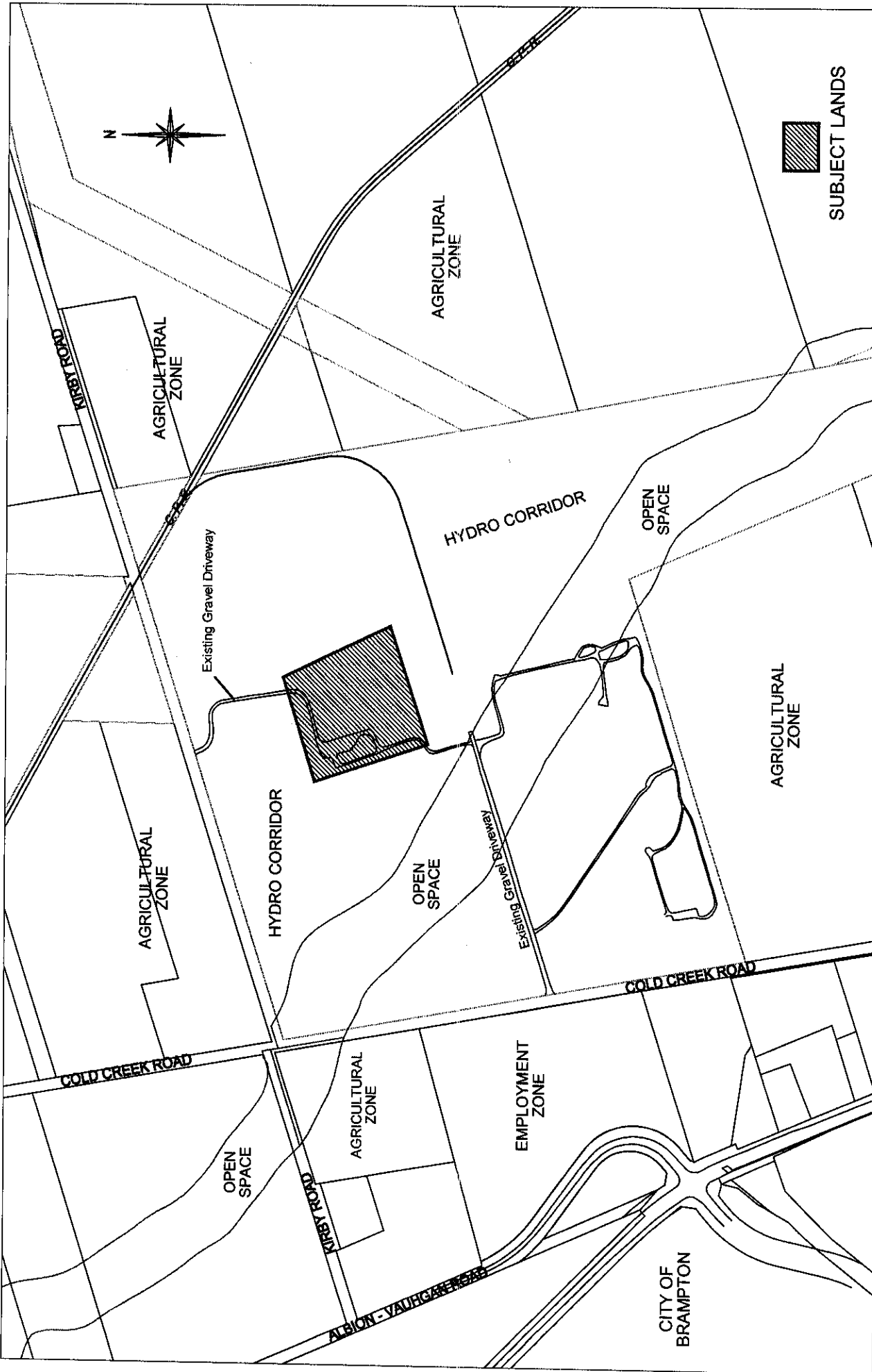
Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

MARCO RAMMUNO
Director of Development Planning

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SUBJECT LANDS

Attachment 1
 FILE No.: DA.05.014
 Not to Scale
 June 3, 2005

City of **Vaughan**

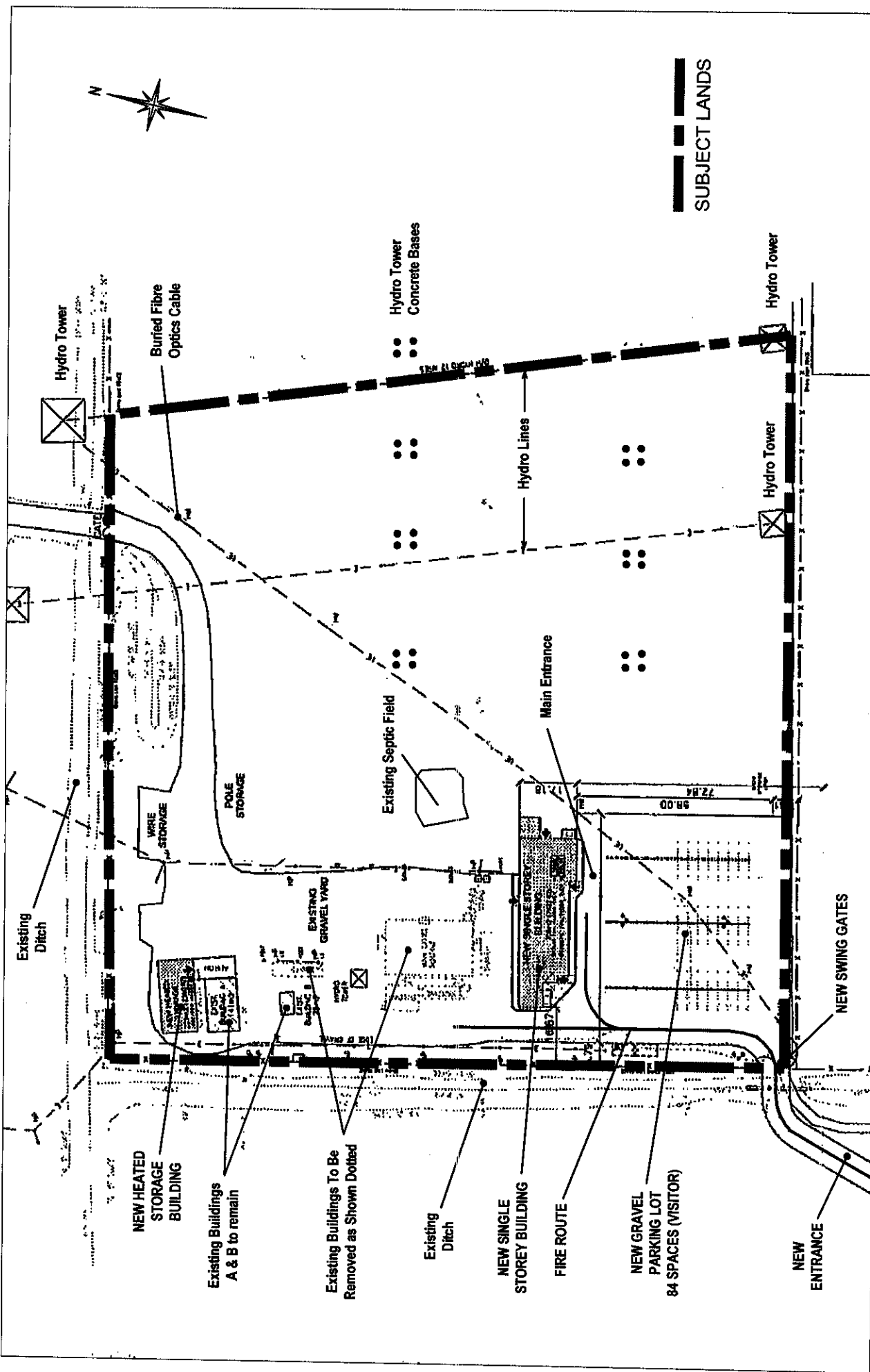
Development Planning Department

Location Map

Part of Lots 29 & 30,
 Concession 10

APPLICANT:
 HYDRO ONE NETWORKS INC.

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SUBJECT LANDS

Attachment 2

FILE No.: DA.05.014
Not to Scale
June 6, 2005

City of Vaughan

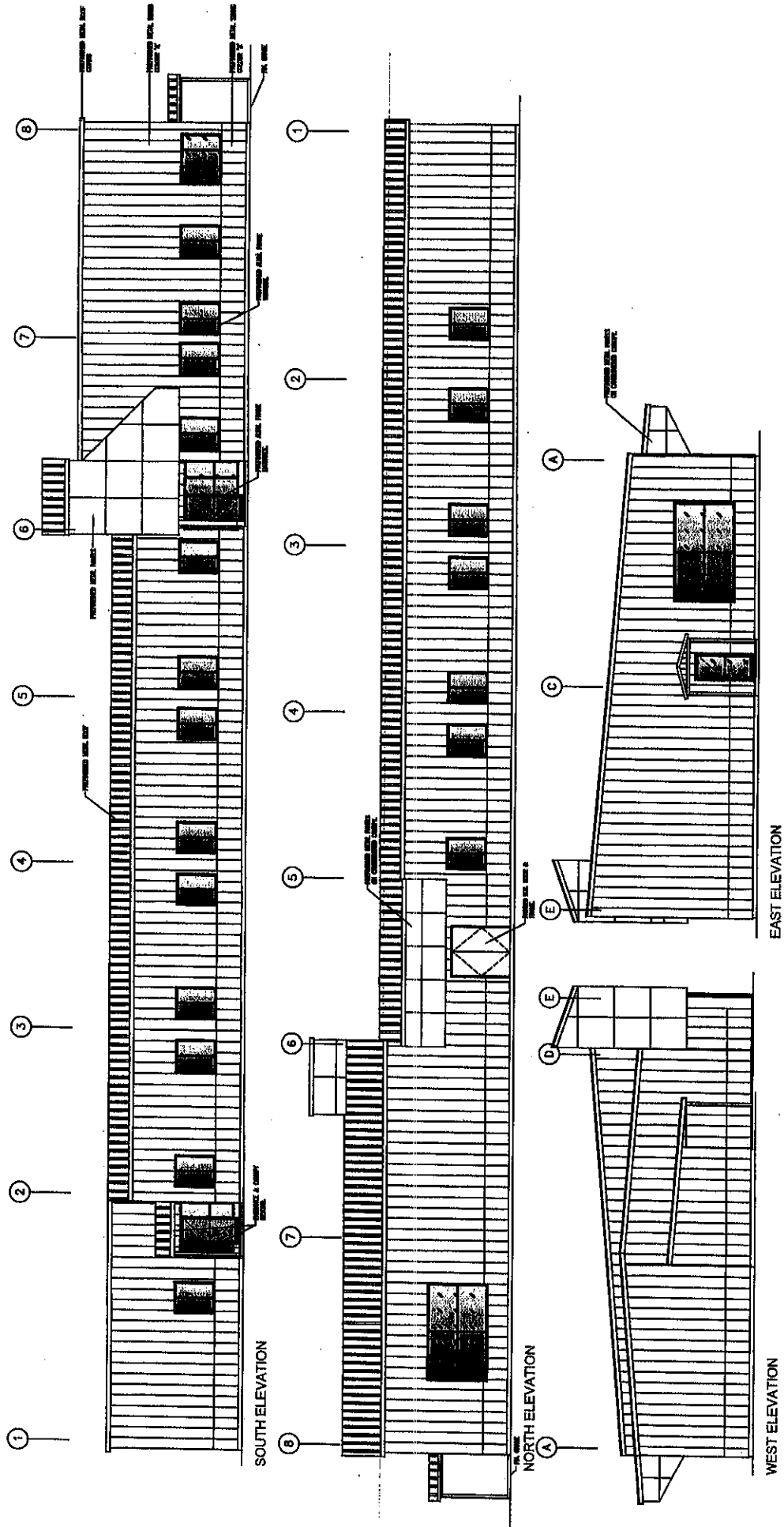
Development Planning Department

Site Plan

Part of Lots 29 & 30,
Concession 10

APPLICANT:
HYDRO ONE NETWORKS INC.

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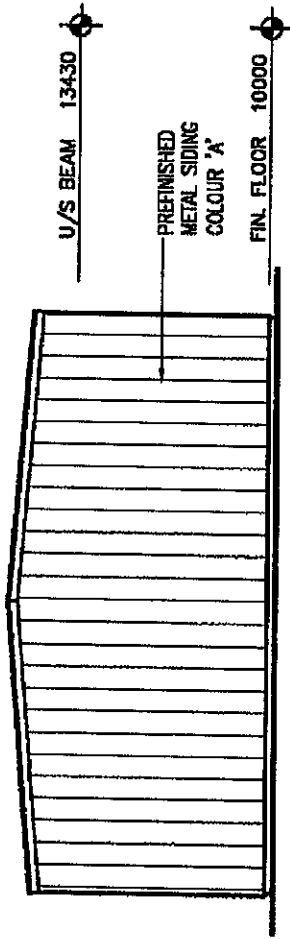
Elevations - Training Facility

APPLICANT:
HYDRO ONE NETWORKS INC.
Part of Lots 29 & 30,
Concession 10
RD/DFT/1 ATTACHMENTS/DA/06-05.014

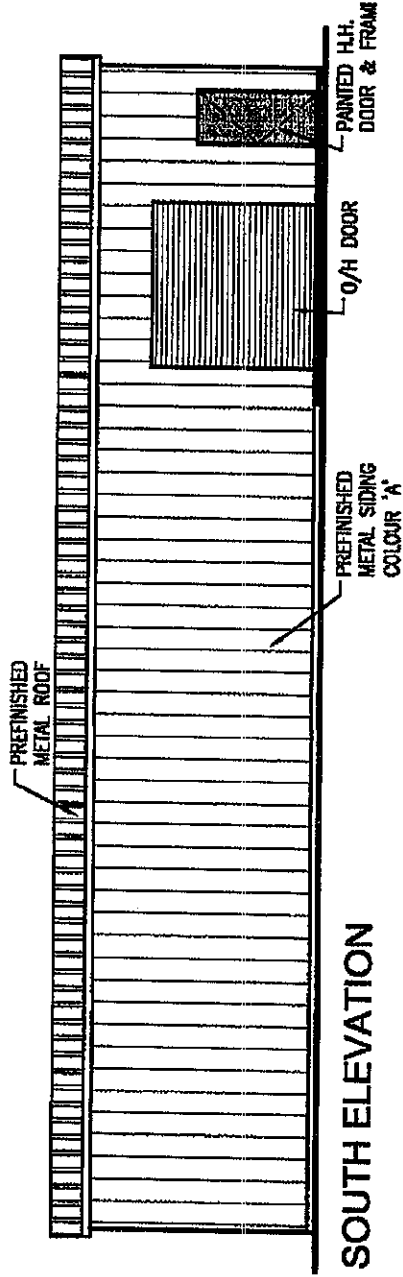
City of Vaughan

Development Planning Department

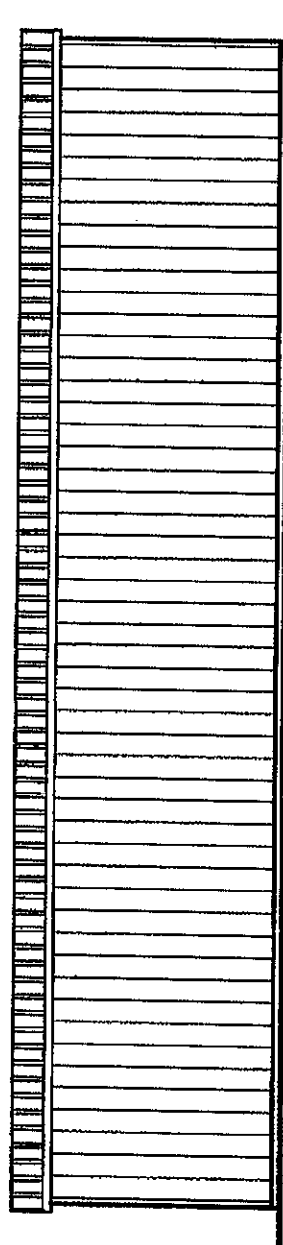
Attachment 3
FILE No.:
DA.05.014
Not to Scale
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WEST & EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

Elevations - Storage Building

Part of Lots 29 & 30,
Concession 10

APPLICANT:
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Development Planning Department