

**COMMITTEE OF THE WHOLE JUNE 20, 2005**

**SITE DEVELOPMENT FILE DA.05.009**  
**2056332 ONTARIO LTD.**

**Recommendation**

The Commissioner of Planning recommends:

THAT Site Development File DA.05.009 (2056332 Ontario Ltd.) BE APPROVED, for two industrial buildings, as shown on Attachment #2, subject to the following conditions:

- a) That prior to the registration of the site plan agreement:
  - i) the final site plan, building elevations, and landscape plans and cost estimate shall be approved by the Development Planning Department;
  - ii) the final site grading and servicing plans, stormwater management report, access, parking and on-site vehicular circulation shall be approved by the Engineering Department;
  - iii) all hydro requirements of PowerStream Inc. shall be satisfied;
  - iv) all requirements of the Region of York Transportation and Works Department shall be satisfied; and
  - v) all requirements of Canadian National Railway shall be satisfied.
- b) That the site plan agreement contain the following clause:
  - i) If required, the Owner shall pay to Vaughan 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 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.

**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**

The Owner has submitted a Site Development Application to facilitate the development of the subject lands with two industrial buildings having a total gross floor area of 6,269.75m<sup>2</sup> and 134 parking spaces, as shown on Attachment #2.

**Background - Analysis and Options**

The 1.45ha vacant site as shown on Attachment #1 is located south of Teston Road, on the east side of Keele Street, backing onto the Canadian National Railway tracks (10557 Keele Street), in Part of Lot 24, Concession 3, City of Vaughan. The surrounding land uses are:

- North - existing Industrial (M1 Restricted Industrial Zone and M2 General Industrial Zone)
- South - existing Industrial (M1 Restricted Industrial Zone and M2 General Industrial Zone)
- West - Keele Street; vacant/approved semi-detached residential (RS1 Residential Semi-Detached Zone), vacant (C4 Neighbourhood Commercial Zone with the addition of the Holding Symbol "H" Zone), and York Region Water Reservoir (A Agricultural Zone)
- East - CNR (M3 Transportation Industrial Zone)

Official Plan

The subject lands are designated "Prestige Industrial" adjacent to Keele Street (west half of site) and "Industrial" in the easterly half of the site by OPA #332, which permits the proposed industrial and ancillary office uses on the property. The proposed development conforms to the Official Plan.

Zoning

The subject lands are split-zoned M1 Prestige Industrial Zone in the westerly half of site and M2 General Industrial Zone in the easterly half of the site by By-law 1-88. The proposal complies with the requirements of By-law 1-88.

Site Design

The proposed site plan is shown on Attachment #2. The rectangular-shaped property is to be developed with two industrial buildings. Building 'A' is sited along Keele Street and is two storeys in height, with a floor area of 2,381.64m<sup>2</sup>. Building 'B' is sited east of Building 'A' and is one storey in height, and has a floor area of 3,888.11m<sup>2</sup>.

Two (2) driveways are proposed on Keele Street with parking areas provided at the north and south sides of the property. Parallel parking spaces are also provided between the two buildings and along the rear of the property. Building 'A' will be serviced by loading spaces at the rear of the building while Building, 'B' will be serviced by a loading area on the north side of the building. Both loading areas will not be visible from Keele Street.

A pedestrian concrete walkway is provided along the front of Building 'A' and provides convenient access to the parking area in the vicinity of this building. A pedestrian access is also provided along the south site of Building 'B'. All garbage areas will be internalized.

Parking

The required parking for the site is based on a parking ratio of 2 spaces per 100m<sup>2</sup> of gross floor area. The proposed total gross floor area is 6,269.75m<sup>2</sup>. The result is as follows:

Required Parking	126 spaces
Provided Parking	134 spaces

The proposed development meets the minimum required parking for the site with a surplus of 8 parking spaces. As a condition of site plan approval, parking, access and on-site vehicular circulation must be approved to the satisfaction of the Engineering Department.

## York Region

The York Region Transportation and Works Department has requested that the applicant approach the property owners to the north and south to consider the creation of shared driveways from Keele Street for the three properties. A mutual easement and variance in favour of each property with respect to the shared driveways would be required. To date, the applicant has approached the two adjacent landowners regarding the shared access driveways and awaits their response. As a condition of site plan approval, the site plan agreement will contain a provision requiring the Owner to satisfy all requirements of the York Region Transportation and Works Department, should shared driveways be required to be implemented in the future.

## Services and Utilities

The proposed development is to be fully serviced on the municipal system, including hydro, water, and sanitary and storm sewers. The Owner has submitted a grading and servicing plan and stormwater management report, which will be reviewed and approved to the satisfaction of the Engineering Department.

All hydro requirements must be addressed to the satisfaction of PowerStream Inc.

## Landscaping

The proposed landscape plan (Attachment #3) shows a mix of coniferous and deciduous trees and shrubs along the front yard and side yard (north property line) landscape buffer strip. The existing retaining wall at the rear of the property abutting the Canadian National Railway will be removed and replaced with a 1.83m high chain-link fence on a 2.0m high sodded and landscaped berm, in accordance with CN Rail requirements.

The final landscape plan, including detailed drawings and a landscape cost estimate, must be approved to the satisfaction of the Development Planning Department.

## Building Elevations

The proposed building elevations are shown on Attachments #4 and #5.

Building 'A' is two-storeys with a height of approximately 8m. The front façade is to be constructed with brick and includes the main entrances to the four (4) units facing Keele Street. The front elevation for Building 'A' is consistent with adjacent developments in terms of scale, material and character. Insulated glazed windows are evenly spaced along the front elevation, which wraps around to the westerly portion of the side elevations. The side and rear facades are finished with precast architectural panels with a sandblast finish in a "sandstone" colour. All rooftop mechanical equipment will be screened from street view.

Building 'B' is one storey with a height of approximately 7.4m. The building is rectangular-shaped and the façade is a continuation of the precast architectural panels used on Building 'A' consisting of a sandblast architectural "sandstone" finish. The south elevation is lined with two rows of evenly spaced insulated glass in aluminum frames to facilitate an appearance of a two-storey building.

Staff is satisfied with the elevations for both buildings. As a condition of site plan approval, the final building elevations must be approved to the satisfaction of the Development Planning Department.

### Parkland Dedication

The Owner will be required to pay-in-lieu of the dedication of parkland in accordance with the requirements of the Planning Act. A condition to this effect will be included in the implementing site plan agreement.

### 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

Staff has reviewed the proposed Site Plan Application in accordance with the policies of the Official Plan and the requirements of the Zoning By-law, and is satisfied that the two proposed industrial buildings are an appropriate development of the subject lands. On this basis, Staff recommends approval of the Site Development Application.

### Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Building 'A' Elevations
5. Building 'B' Elevations

### Report prepared by:

Stephen Lue, Planner I, Extension 8210  
Mauro Peverini, Senior Planner, Extension 8407  
Grant A. Uyeyama, Manager of Development Planning, Extension 8635

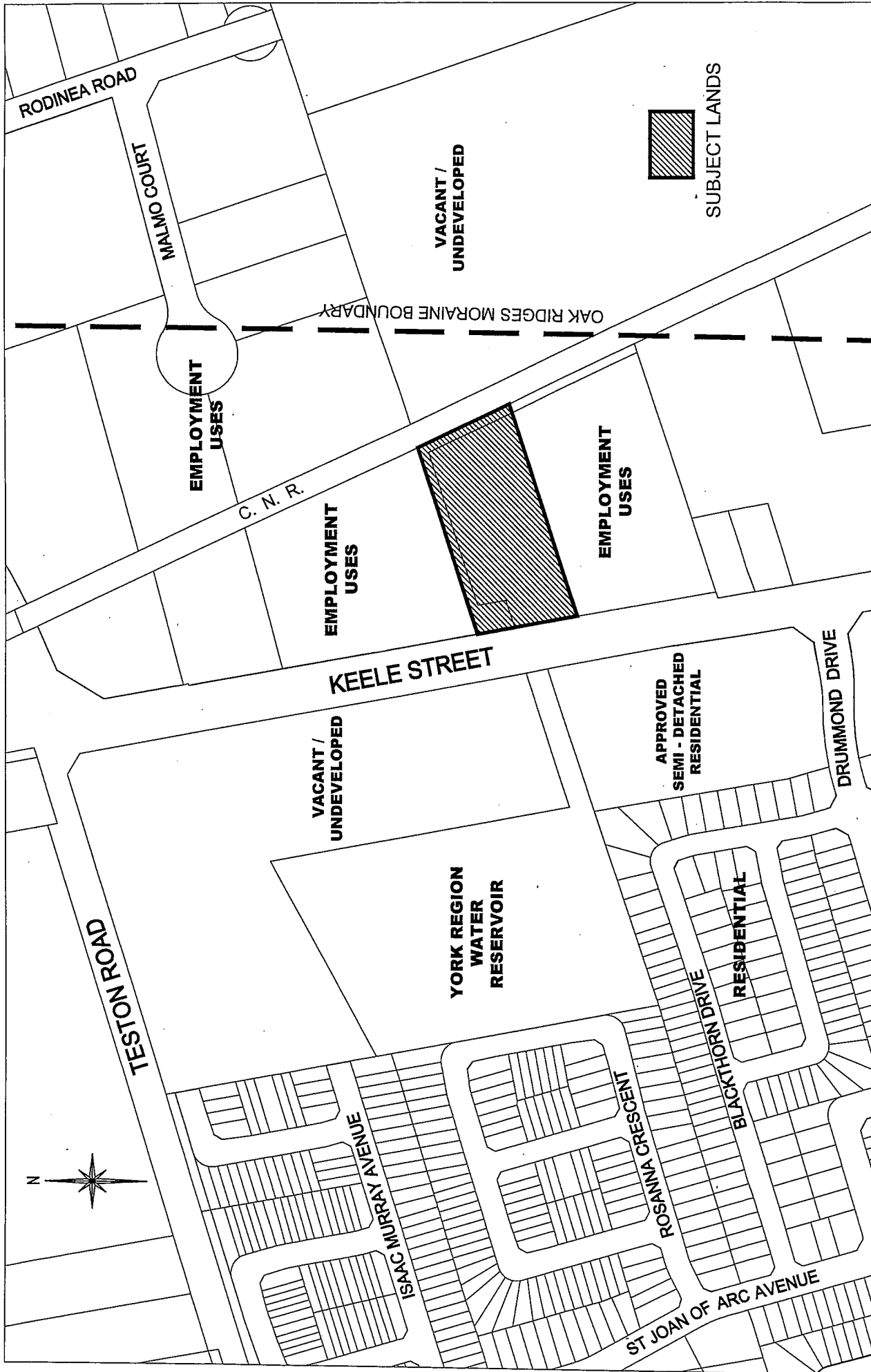
Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

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# Attachment 1

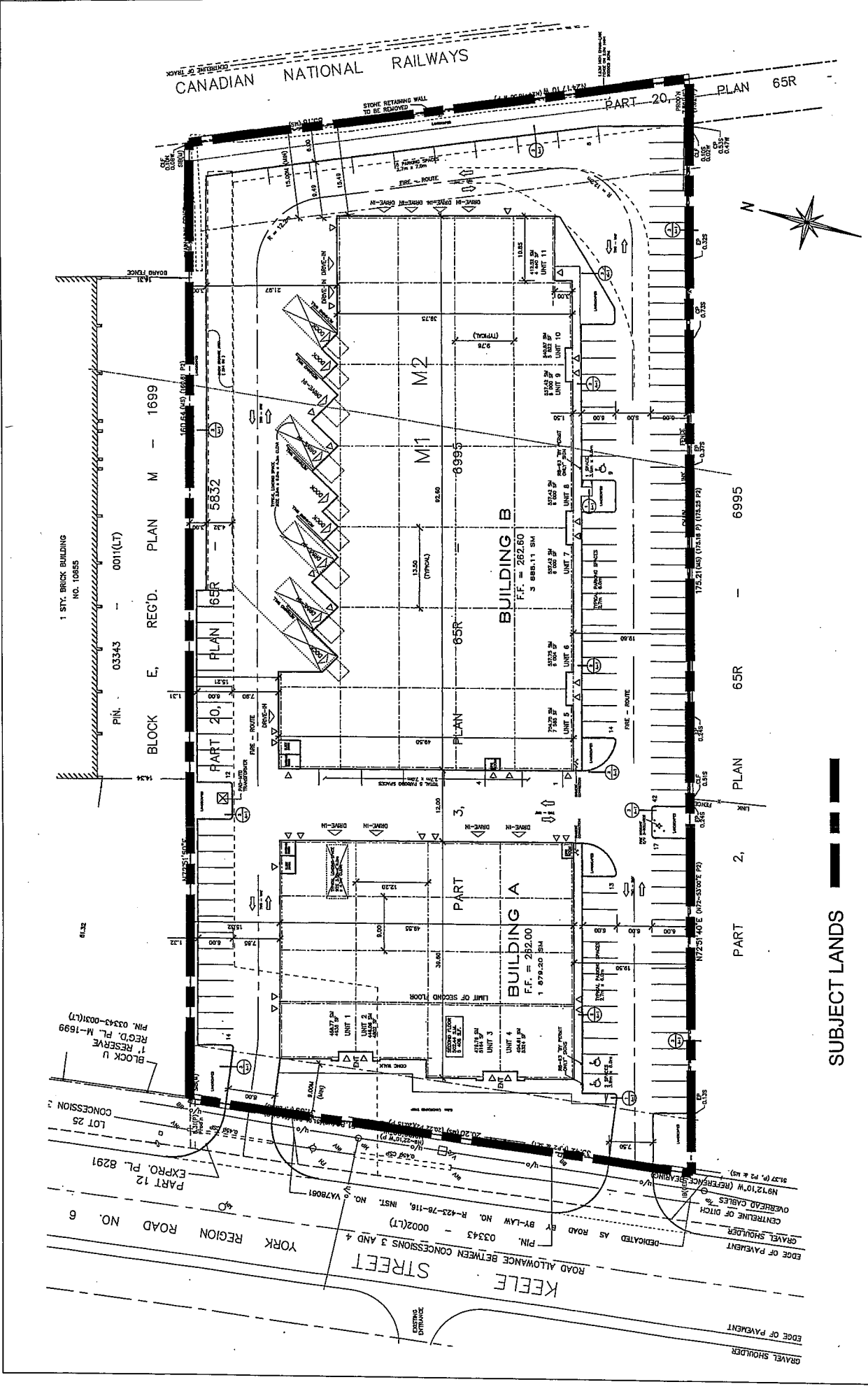
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DA.05.009  
Not to Scale  
May 26, 2005

## City of Vaughan

Development Planning Department

## Location Map

Part of Lot 24,  
Concession 3  
APPLICANT:  
2056332 ONTARIO LTD.  
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1 STY. BRICK BUILDING  
NO. 10655

PIN. 03343 - 0011(LT)  
BLOCK E, REC'D. PLAN M - 1699

PART 20, PLAN 65R - 5832

PART 2, PLAN 65R - 6995

PART 12, PLAN 65R - 8291

LOT 25 CONCESSION 3

EXPLO. PL. B291

YORK REGION ROAD NO. 6

KEELE STREET

PIN. 03343 - 0002(LT)

BY-LAW NO. R-423-78-116, INST. NO. V478081

ROAD ALLOWANCE BETWEEN CONCESSIONS 3 AND 4

DEDICATED AS ROAD

GRAVEL SHOULDER

EDGE OF PAYMENT

EDGE OF PAYMENT

GRAVEL SHOULDER

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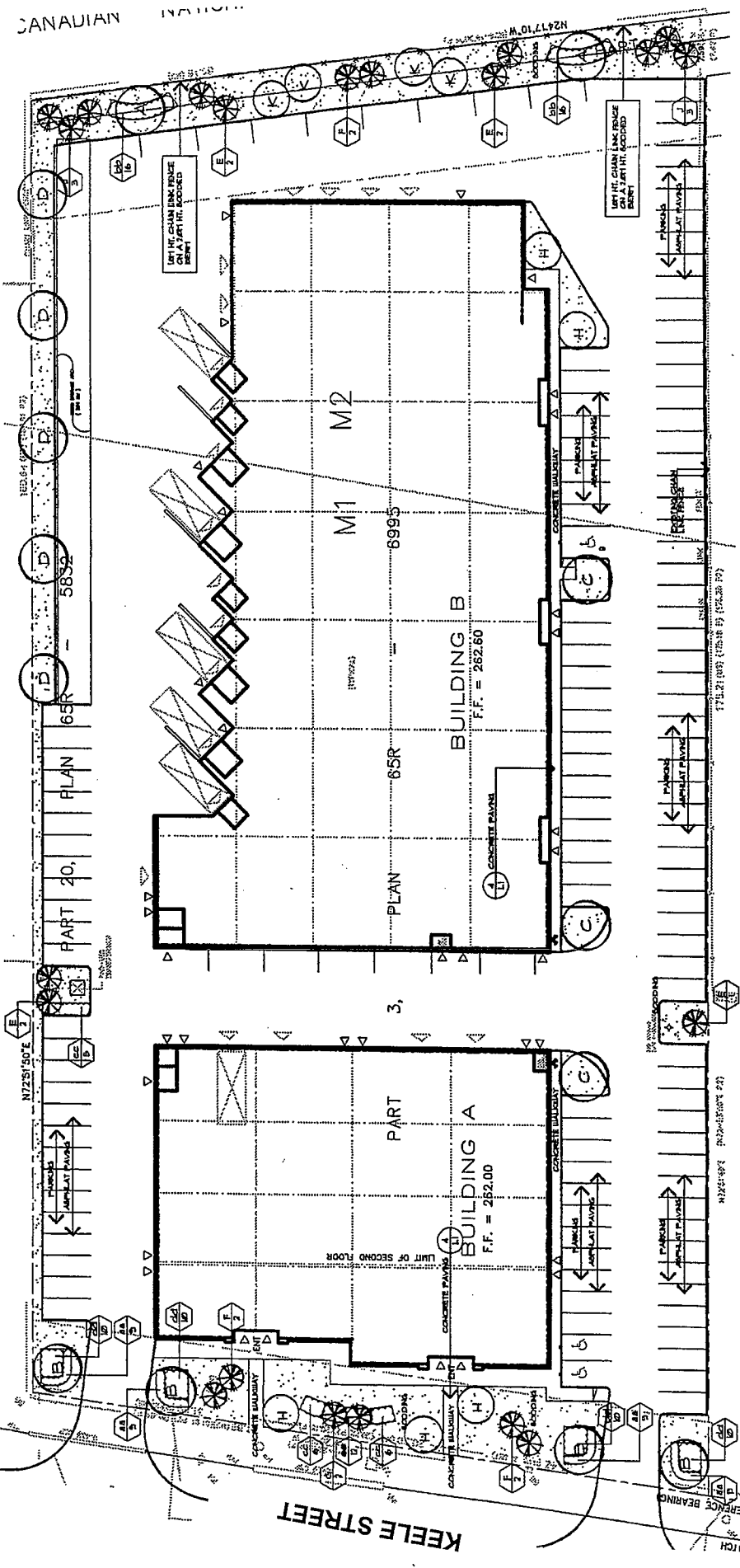
SUBJECT LANDS

**Attachment 2**  
FILE No.: DA.05.009  
Not to Scale  
May 26, 2005

City of **Vaughan**  
Development Planning Department

**Site Plan**  
Part of Lot 24,  
Concession 3  
APPLICANT:  
2056332 ONTARIO LTD.

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CANADIAN NATIONAL

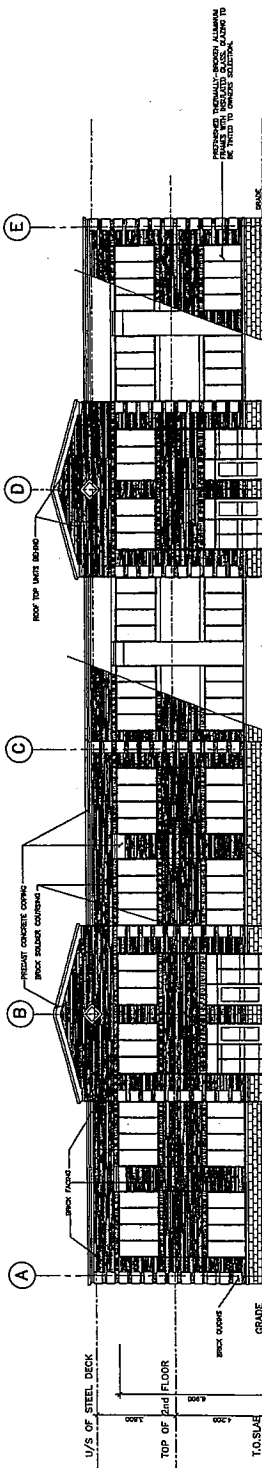
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 FILE No.: DA.05.009  
 Not to Scale  
 May 26, 2005

**City of Vaughan**

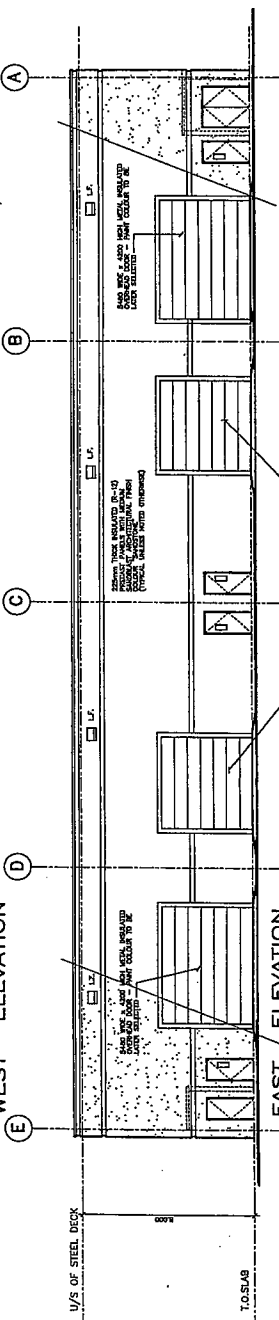
Development Planning Department

**Landscape Plan**

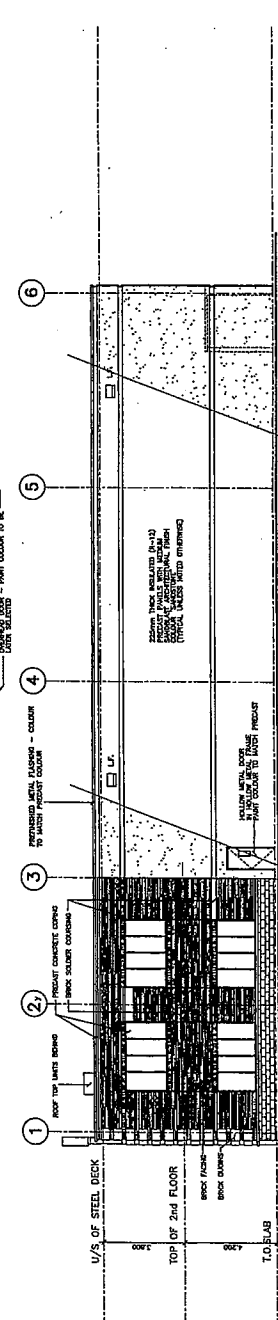
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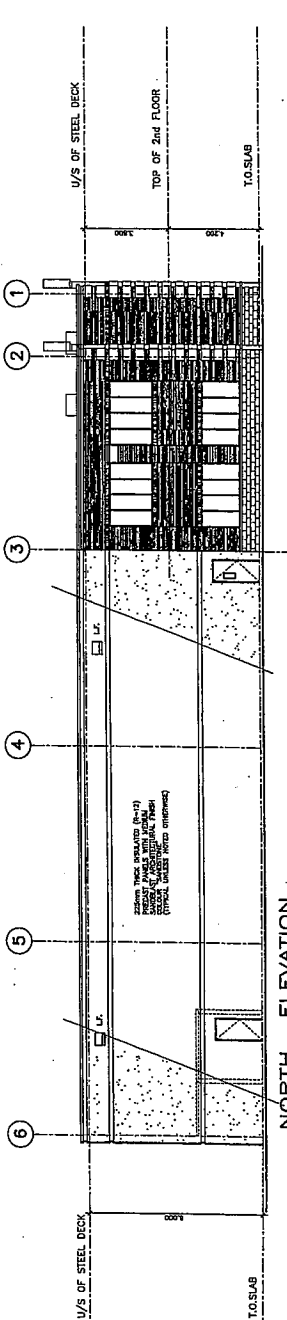
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

# Elevations - Building 'A'

Part of Lot 24,  
Concession 3

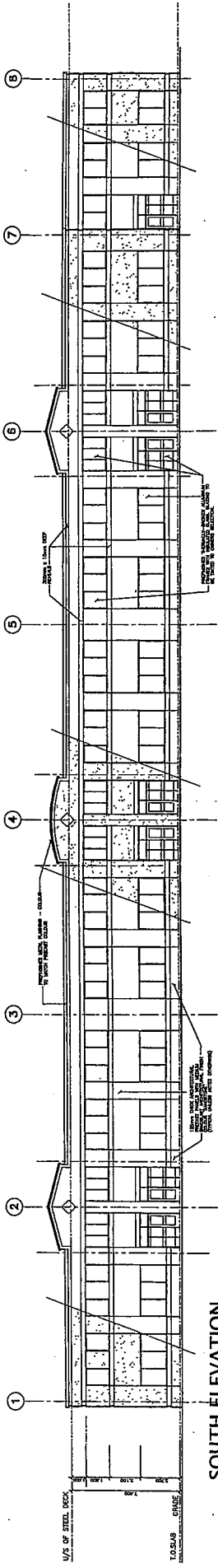
APPLICANT:  
2056332 ONTARIO LTD.

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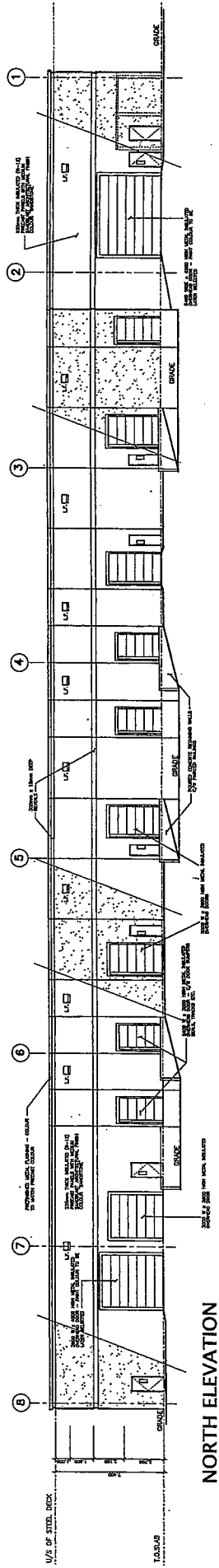


Development Planning Department

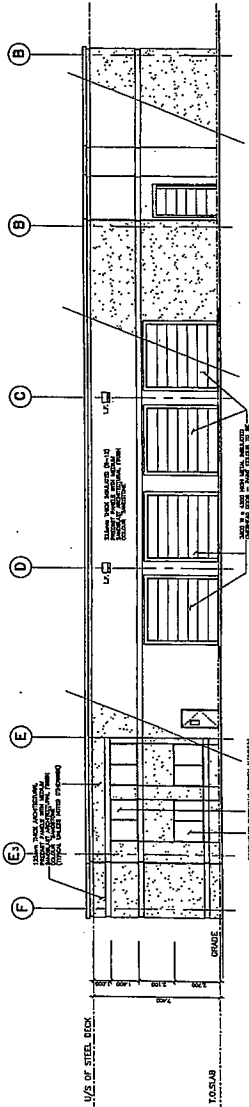




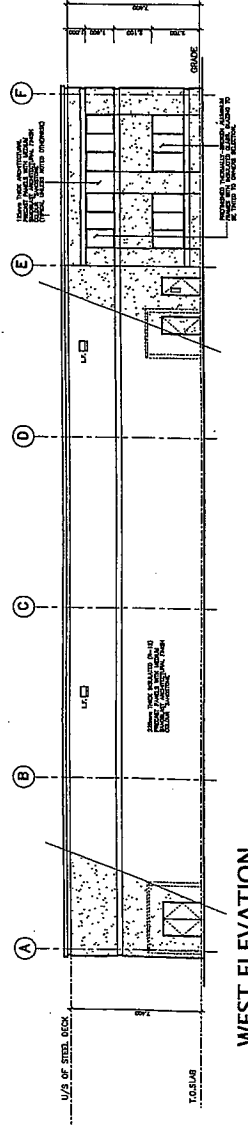
**SOUTH ELEVATION**



**NORTH ELEVATION**



**EAST ELEVATION**



**WEST ELEVATION**

# Elevations - Building 'B'

Part of Lot 24,  
Concession 3

APPLICANT:  
2056332 ONTARIO LTD.

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Development Planning Department