

**COMMITTEE OF THE WHOLE    MAY 28, 2007**

**SITE DEVELOPMENT FILE DA.06.098  
CAN VAM HOLDINGS INC.**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development File DA.06.098 (Can Vam Holdings Inc.) BE APPROVED, to permit open storage of precast panels on the subject lands, shown on Attachment #2, without a building located on the same lot, subject to the following conditions:
  - a) that prior to the execution of the site plan agreement:
    - i) the final site plan and landscaping plans shall be approved by the Development Planning Department;
    - ii) the final site grading and servicing plan and site servicing report shall be approved by the Engineering Department;
    - iii) all requirements of the Region of York Transportation and Works Department shall be satisfied;
    - iv) the Minor Variance Application (File A177/06) shall be approved by the Committee of Adjustment and the decision shall be final and binding to implement the final approved site plan.
  - b) That the site plan agreement contain the following provision:
    - i) The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the subject lands, 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.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Owner has submitted a Site Development Application (File DA.06.098) on the subject lands shown on Attachment #1, to permit an open storage area for precast panels, which would be enclosed by landscaping and chain link fencing, and would exclude any buildings on the same lot as the open storage use, as shown on Attachment #2. The precast panels are manufactured by Global Precast Inc., who are located on the opposite side of the street at 2101 Teston Road, and then brought over to the subject lands.

## Background - Analysis and Options

The 2.93 ha subject lands shown on Attachment #1 are located on the north side of Teston Road, east of Keele Street, in Part of Lot 26, Concession 3, City of Vaughan. The surrounding land uses are:

- North - existing industrial (M1 Prestige Industrial Zone)
- South - Teston Road, existing industrial (M2 General Industrial Zone)
- East - vacant (M1 Prestige Industrial Zone), closed landfill site (OS1 Open Space Conservation Zone)
- West - vacant/ future industrial (M1 Prestige Industrial Zone), CNR Rail Line (M3 Transportation Industrial Zone)

The subject lands are currently used in contravention of the zoning by-law by Global Precast Inc., who manufactures the precast panels across the street at 2101 Teston Road. Precast panels are temporarily stored on the subject lands for a period of approximately one week. The precast panels are brought into and removed from the site by way of a trailer. A mobile crane is brought to the site to assist with moving the panels between trailers and the storage area. The Owner has assured the City in a letter dated March 19, 2007, that any mobile cranes are not stored on site.

### Official Plan

The subject lands are designated "Prestige Industrial" by OPA #332, as amended by OPA #593, which permits open storage accessory to an industrial use on the subject lands provided that the open storage is adequately screened, appropriately integrated into the development of the subject lands, and does not have a negative impact on the site and the surrounding lands. The proposed use conforms to the Official Plan.

### Zoning

The subject lands are zoned M1 Prestige Industrial Zone by By-law 1-88, subject to Exception 9(1168). The proposed open storage use is permitted on the subject lands provided it is accessory to an industrial use on the subject lands, and a number of standards relating to setbacks, screening, height, etc. The proposal complies with all requirements of the By-law with the exception of the following which is required to facilitate the proposed site plan, as shown on Attachment #2:

By-law 1-88 Requirement	Proposal
<ul style="list-style-type: none"><li>▪ By-law 1-88 requires a building with a minimum gross floor area of 550 m<sup>2</sup> to be located on the same lot where the open storage use is located.</li></ul>	<ul style="list-style-type: none"><li>▪ The Owner proposes the open storage use to be permitted as an accessory use to an off-site building on the south side of Teston Road, specifically to the Global Precast manufacturing operations located at 2101 Teston Road.</li></ul>

In April 2006, the Owner submitted Minor Variance Application (File A177/06) to the Committee of Adjustment to permit open storage without the presence of a building on the subject lands. Minor Variance Application A177/06 has since been deferred by the Owner to give the Development Planning Department and Vaughan Council the opportunity to consider the proposed site plan.

The Official Plan and Zoning By-law permits the open storage use on the subject lands. The Owner requests that in advance of their intended expansion of their manufacturing facility on the subject lands within three years, the proposed open storage be permitted accessory to a building

located off-site, on the south side of Teston Road (2101 Teston Road). In addition, the proposed site complies with all the zoning standards prescribed for open storage (i.e. maximum of 30% of the lot area, setbacks, screening, etc.) except for the requirement to have a minimum 550 m<sup>2</sup> building located on the site. The nature of the proposal maintains the same type of use permitted on the site and will have minimal negative impact on the surrounding area as the entire lot will be screened by landscaping and chain link fencing to visually shield the storage area from the street and property lines. The Development Planning Department has no objections to the proposed variance, which can be supported. Should Council concur, the Owner must apply to the Committee of Adjustment for approval of the variance, and the Committee's decision must be final and binding. A condition of approval is included in this report.

#### Site Design

The proposed site plan is shown on Attachment #2. The proposed open storage use would be accessory to the existing manufacturing operations located immediately across the street at 2101 Teston Road, as shown on Attachment #1. Access to the 2.93 ha site is by two access driveways from Teston Road located at the east and west sides of the subject lands.

The purpose of this application is to develop the subject lands for an open storage use in absence of a building. At this time, the Owner does not propose to construct any building on the site. As a result, there is no applicable minimum required parking standard. However, the Owner proposes to service the site with 34 parking spaces on asphalt paving, of which two spaces are for handicap purposes. The parking area is screened from the street by a 2.0 m high planted berm along Teston Road.

The proposed open storage area is limited to 30% (8,790 m<sup>2</sup>) of the total lot area and is predominately centred on the subject lands, approximately 20 m from the easterly property line and 12 m from the westerly property line. The proposed open storage area is surfaced with gravel and is completely enclosed by a 2.0 m high chain link fence accessed at the rear by an entry gate to ensure that controlled access into the open storage area is maintained. A 589 m<sup>2</sup> snow storage area is located north of the proposed open storage area, away from the heavy landscaped and parking areas. The remainder of the subject lands (northerly area) will be vacant.

The Development Planning Department is satisfied with the site design, in advance of the Owner's expected expansion (in 3 years) of their manufacturing facility on the subject lands.

#### Landscape Plan

The proposed landscape plan is shown on Attachment #3 and provides for a diversified mixture of coniferous and deciduous trees and shrubs within the landscape buffer strips abutting the property lines. A 6 m wide landscape buffer is provided along the west property line to better screen the outside storage from Keele Street and Teston Road. The east side of the property will be heavily screened, but will not infringe upon the existing easement that runs the extent of the east property line. A 2.0 m high, 5.0m to 9.0 m wide landscaped berm is located between Teston Road and the proposed parking area, as shown on Attachment #4, which would provide added visual screening from Teston Road.

The final landscape plan and landscape cost estimate shall be approved to the satisfaction of the Development Planning Department.

#### Easement

An existing 5.0 m wide easement extends along the full length of the easterly limits of the property. The easement is to provide a passive gas-venting barrier to prevent lateral gas migration from the closed landfill site to the east. The easement facilitates the safe development

of the subject lands. The proposed open storage and landscaped areas will be located away from the easement.

### Region of York

The Region of York Transportation and Works Department is protecting a 36.0 m right-of-way for the section of Teston Road leading up to the subject lands. York Region has stated that the Owner shall, as a condition of site plan approval, convey sufficient property to provide an 18.0 m setback from the centreline of construction of Teston Road along the entire frontage of the site adjacent to Teston Road to York Region, free of all costs and encumbrances.

The Owner will be required to satisfy all requirements of the Region of York. A condition of approval is included in this respect.

### Services

The Owner has submitted site-servicing, grading, external and internal drainage plans, along with a site servicing and stormwater management report, which must be approved to the satisfaction of the City's Engineering Department. Snow plowing will be administered privately.

### Relationship to Vaughan Vision 2007

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

### Regional Implications

The Region of York Transportation and Works Department has reviewed the application and have recommended specific road widening requirements as outlined in this report. The Owner is required to comply with all Regional requirements.

### Conclusion

The Development Planning Department has reviewed Site Development File DA.06.098 to develop the subject lands as an open storage area for precast panels as shown on Attachment #2, in accordance with the policies of the Official Plan, Zoning By-law and the area land use context. The proposed use is permitted by the Official Plan and meets all of the standards of the Zoning By-law, with the exception of the requirement for a 550 m<sup>2</sup> building on the subject lands. The proposed open storage area will be screened heavily with landscaping, including a 2 m high landscaped berm along Teston Road, together with a chain link fence which will provide screening from the property lines. Accordingly, the Development Planning Department can support the proposed development, subject to the comments and recommendations in this report and the Owner obtaining approval from the Committee of Adjustment for the minor variance (FileA177/06).

**Attachments**

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

**Report prepared by:**

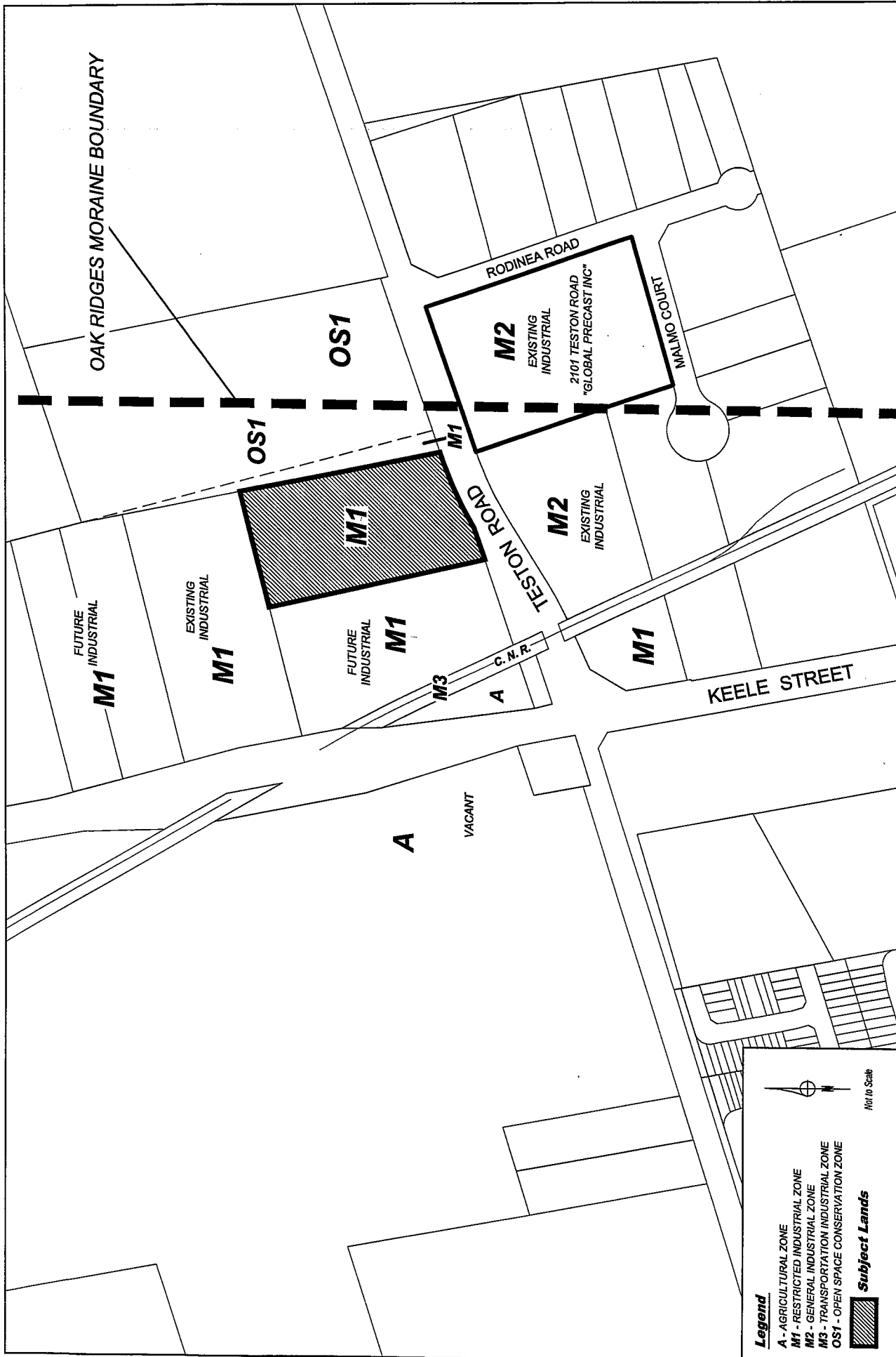
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Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

MARCO RAMUNNO  
Director of Development Planning

/LG



**Legend**

- A - AGRICULTURAL ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE

**Subject Lands**

Not to Scale

# Location Map

Part of Lot 26,  
Concession 3  
**APPLICANT:**  
**CAN VAM HOLDINGS INC.**  
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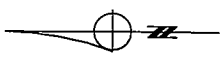
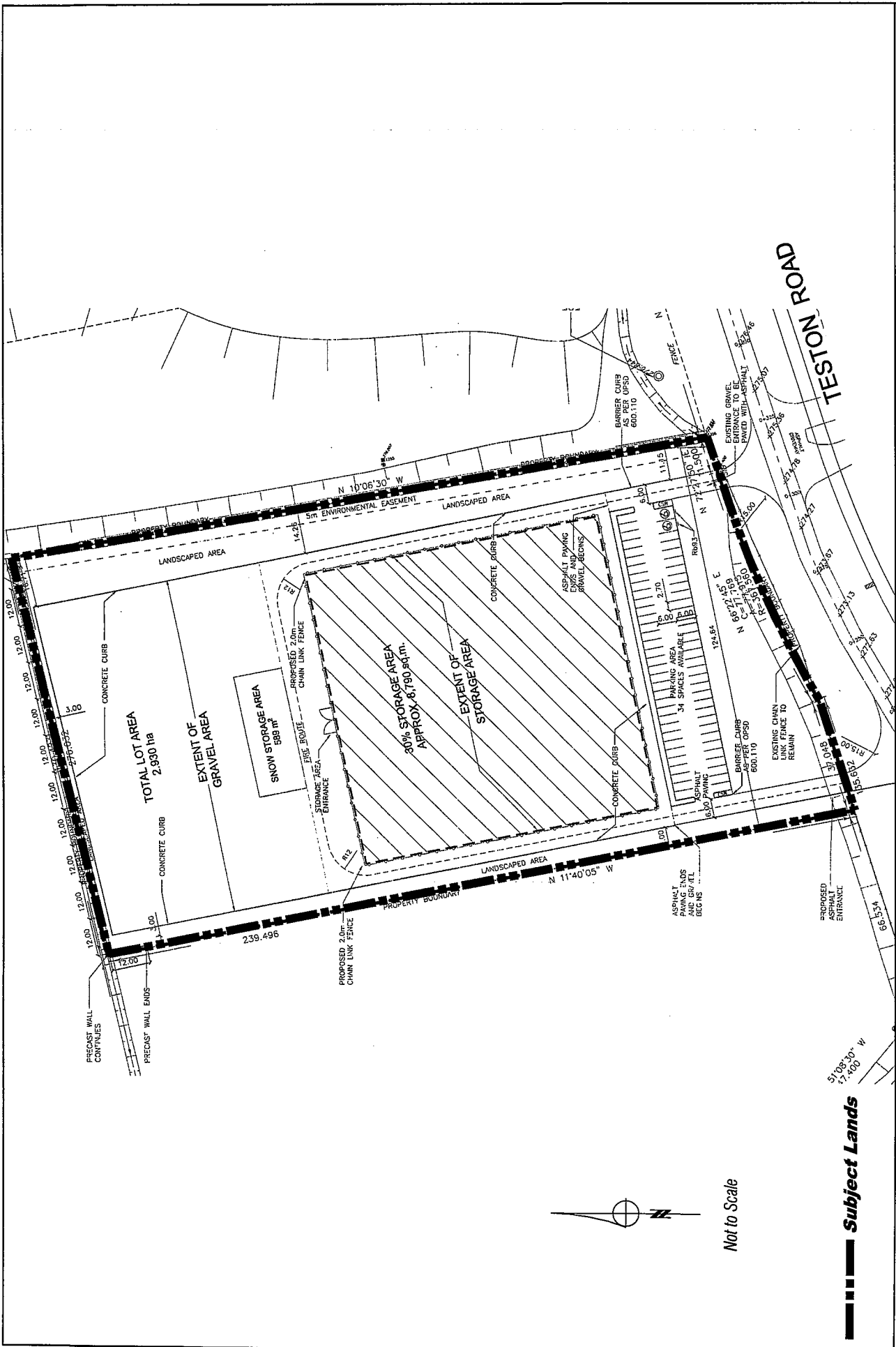
*The City Above Toronto*

Development Planning Department

# Attachment 1

FILE No.:  
DA.06.098

April 04, 2007



Not to Scale

**Subject Lands**

# Site Plan

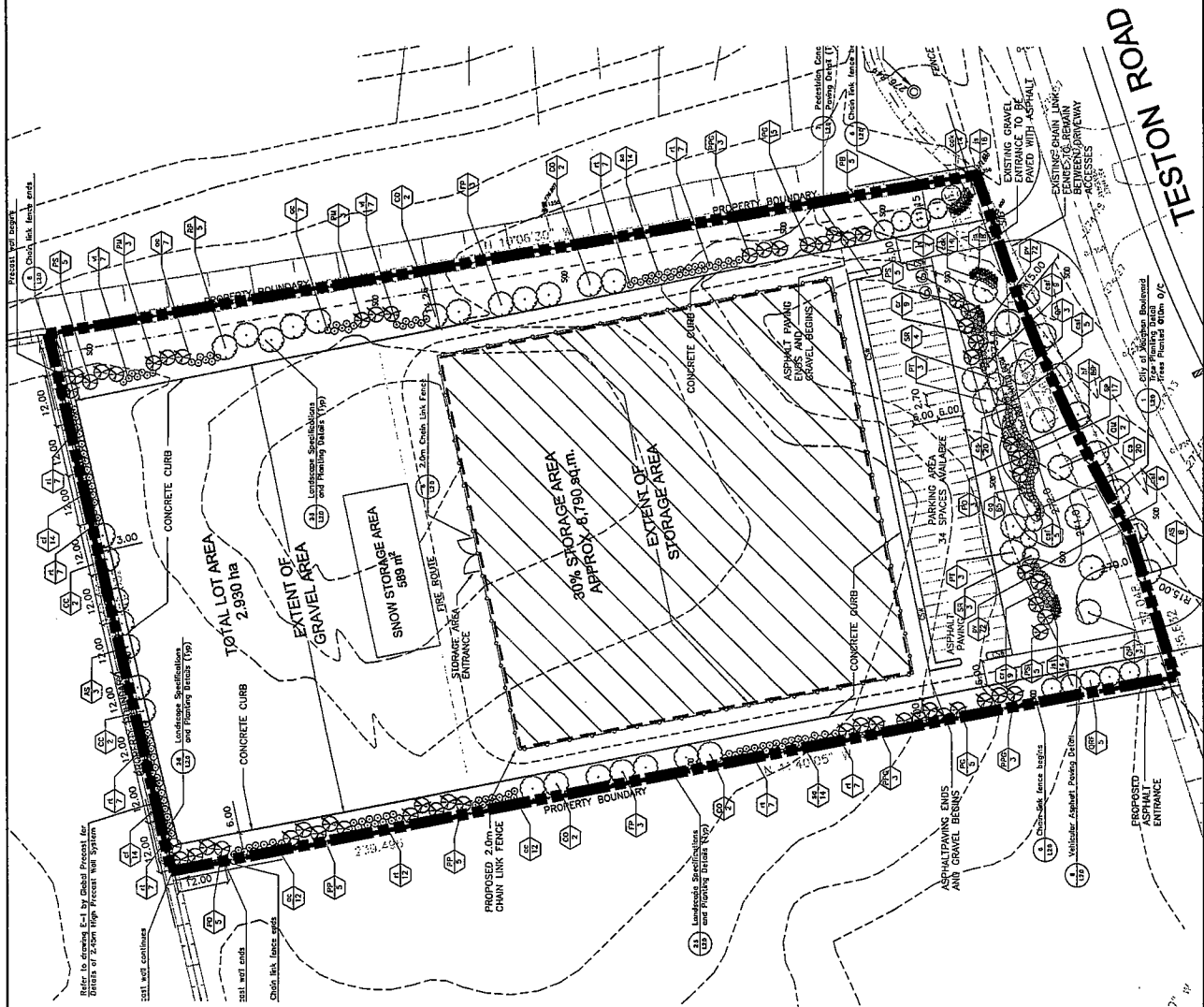
Part of Lot 26,  
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Development Planning Department

# Attachment 2

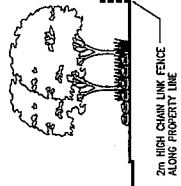
FILE No.:  
DA.06.098  
 April 04, 2007



———— Subject Lands

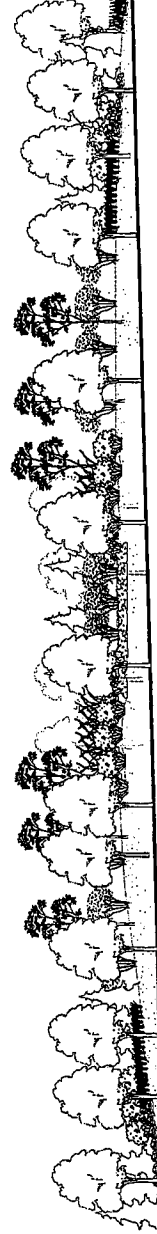
Not to Scale





DRIVEWAY

2.0m HIGH CHAIN LINK FENCE  
ALONG PROPERTY LINE



DRIVEWAY

2.0m HIGH CHAIN LINK FENCE  
ALONG PROPERTY LINE

NORTH ELEVATION (2.0m HIGH PLANTED BERM ALONG TESTON ROAD)

# Landscape Elevation

Part of Lot 26,  
Concession 3

APPLICANT:  
CAN VAM HOLDINGS INC.

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# Attachment

# 4

FILE No.:  
DA.06.098

April 04, 2007