

COMMITTEE OF THE WHOLE JUNE 16, 2008

**SITE DEVELOPMENT FILE DA.07.051
4345142 CANADA INC. (IN-STORAGE SELF-STORAGE)**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.07.051 (4345142 Canada Inc. – In-Storage Self-Storage) BE APPROVED, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Agreement or Letter of Undertaking, whichever is in effect, the Owner shall satisfy all requirements of the Development Planning Department, and shall obtain approval from the Committee of Adjustment for a reduction in the parking requirement, and the Committee's decision shall be final and binding;
 - b) the final site plan, landscape plan, and building elevations, shall be approved by the Vaughan Development Planning Department;
 - c) the final site servicing and grading plan, stormwater management report, parking, access and on-site vehicular circulation shall be approved by the Vaughan Engineering Department;
 - d) all requirements of the Region of York Transportation and Works Department shall be satisfied;
 - e) all requirements of the Toronto and Region Conservation Authority shall be satisfied; and,
 - f) If required, 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 42 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 51 of the Planning Act, will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

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 on the subject lands shown on Attachment #1 to permit the development of a new office/self storage building (Building "A") and to reface the entire façade of existing Building "C" together with the provision of a new landscaped buffer along Weston Road, as shown on Attachments #2 and #3.

Background - Analysis and Options

Location

The 3.96 ha subject lands are located on the east side of Weston Road, between Rutherford Road and Langstaff Road (8929 Weston Road), in Part of Lot 13, Concession 5, City of Vaughan, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Prestige Area" (ie. location of proposed Building "A" and existing Building "C") and "Employment Area General" by OPA #450 (Employment Area Plan). The proposed site development conforms to the Official Plan.

The subject lands are zoned EM1 Prestige Employment Area Zone (ie. location of proposed Building "A" and existing Building "C") and EM2 General Employment Area Zone by By-law 1-88, subject to Exception 9(187). The proposed site plan has been reviewed, and requires the following variance:

- a minimum of 13 parking spaces, whereas By-law 1-88 requires 78 parking spaces

The Development Planning Department has no objection to the proposed variance as the proposal will facilitate an improvement to the overall aesthetics of the buildings that front onto Weston Road, as well as, improve the landscape strip abutting Weston Road. The City Engineering Department has reviewed correspondence provided by the Owner with regard to the reduced parking supply and are satisfied that these types of development (self-storage facilities) generate a lower demand for parking than a typical industrial use. Should Council approve the site plan application, the Owner will be required to obtain approval of the variance from the Committee of Adjustment (File A116/07) which shall be final and binding, prior to the registration of the implementing site plan agreement, or finalization of the letter of undertaking, whichever is in effect.

Site Plan Review

The Development Planning Department is generally satisfied with the proposed new office/self storage building (Building "A") that replaces two existing structures, as well as, the proposed aesthetic improvements to the exterior façade of existing Building "C", and the proposed enhanced landscaping along Weston Road. The Department will continue to work with the applicant to finalize the details of the proposed site plan, landscaping plan, building elevations and signage, as shown on Attachment #'s 2, 3, 4, 5 and 6. The final site plan, building elevations and landscape plan shall be approved to the satisfaction of the Development Planning Department.

The Vaughan Engineering Department is generally satisfied with the servicing, grading and storm water management plans. The final site servicing, grading and storm water management plans shall be approved to the satisfaction of the Engineering Department and reflect the requirements of the Toronto and Region Conservation Authority, including obtaining a TRCA Permit.

Sustainability

The applicant has advised that there are no specific sustainable measures that are associated with the proposed new 453.2m² Building "A" as shown on Attachment #2. However, the buildings consume only a fraction of the energy that other buildings do due to the fact that they are occupied only part of the time. For this reason, the lights turn off automatically when they are not occupied, and when they are heated, they are heated at a much lower temperature than most

other buildings. The applicant also notes that due to the lower occupant load, much less water, sanitary sewer and other services will be consumed by this development.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Plan & Manage Growth & Economic Vitality".

Regional Implications

The Region of York has indicated that they would like to be a party to the City's site development agreement with conditions of approval to be included in the implementing agreement, if in effect. However, if the City's Letter of Undertaking is in effect, the Region will utilize their own Regional agreement to secure their interests.

The Region is protecting for a 3.0m widening along this portion of Weston Road, and is amenable to the Owner using a 1.5m portion of this widening as part of the landscaped area. As a condition of site plan approval, all requirements of the Region of York shall be satisfied by the Owner.

Conclusion

The Site Development Application has been reviewed in accordance with OPA #450 (Employment Area Plan), By-law 1-88, the comments from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development for the expansion of an existing self storage facility with a new office/self storage building (Building "A") and improvements to the exterior façade of the existing self storage Building "C", is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of the Site Development Application subject to the conditions of approval identified in this report and obtaining the required variance from the Committee of Adjustment.

Attachments

1. Location Map
2. Site Plan
3. Landscape Plan
4. Elevation Plan – Building A
5. Elevation Plan – Building C
6. Signage

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Manager of Development Planning

/CM



- Legend**
- A - AGRICULTURAL ZONE
 - C7 - SERVICE COMMERCIAL ZONE
 - EM1 - PRESTIGE EMPLOYMENT ZONE
 - EM2 - GENERAL EMPLOYMENT ZONE
 - OS1 - OPEN SPACE CONSERVATION ZONE
 - OS2 - OPEN SPACE PARK ZONE
 - R2 - RESIDENTIAL ZONE



Subject Lands

Location Map

Part of Lot 13,
Concession 5
 APPLICANT: 4345142 CANADA INC.
 (IN-STORAGE SELF-STORAGE)



Development Planning Department

Attachment 1

FILE No.: DA.07.051

June 9, 2008

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PROPOSED BUILDING 'A'
 (Office and Self
 Storage Units)

Not to Scale

EXISTING BUILDING 'C'
 (Reface Entire Facade)

**NOTE: NO CHANGE TO
 THE OTHER EXISTING
 SELF STORAGE UNITS**

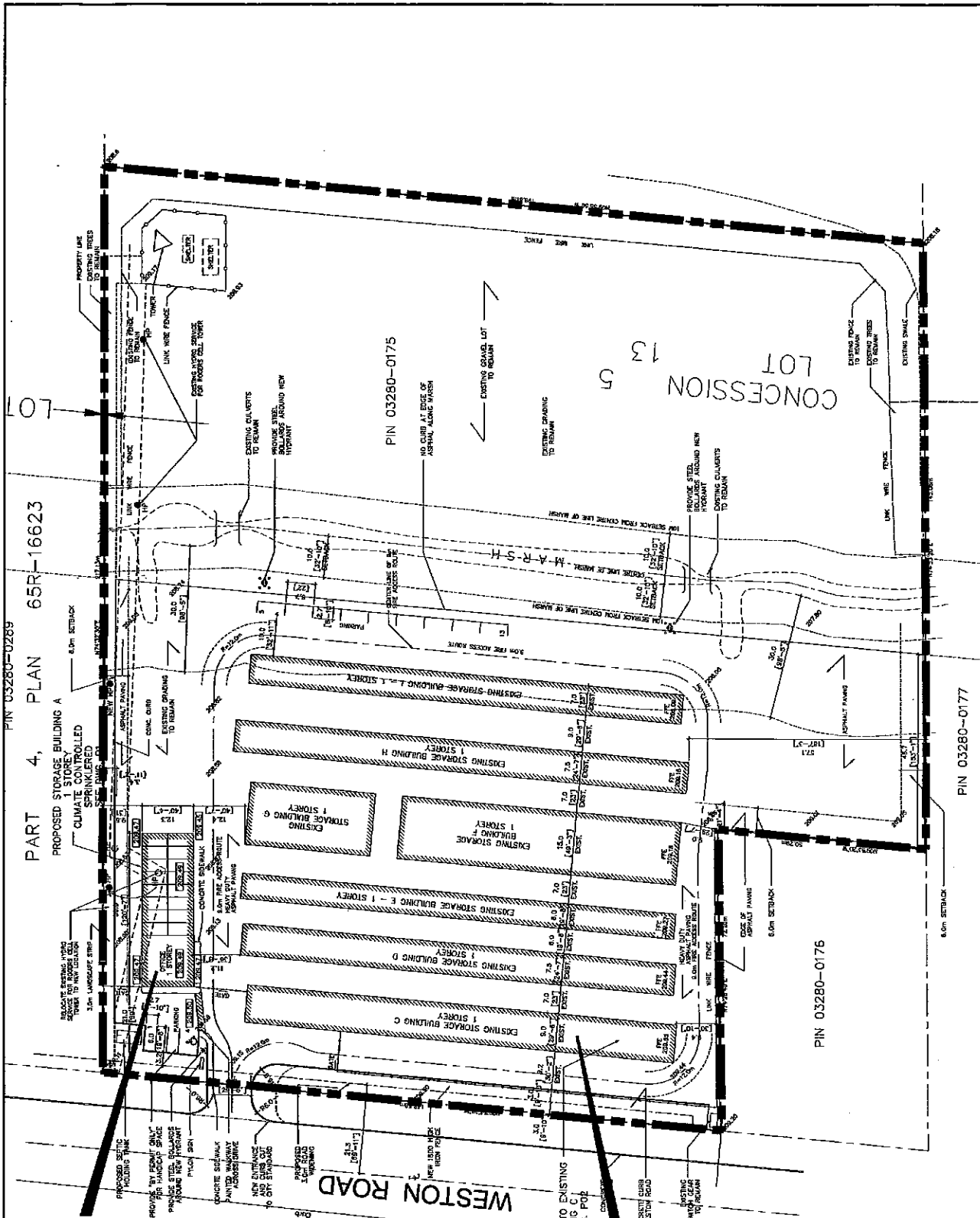
SUBJECT LANDS

Site Plan

Part of Lot 13,
 Concession 5

APPLICANT: 4345142 CANADA INC.
 (IN-STORAGE SELF-STORAGE)

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PART 4, PLAN 65R-16623



The City Above Toronto

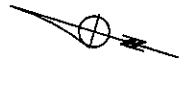
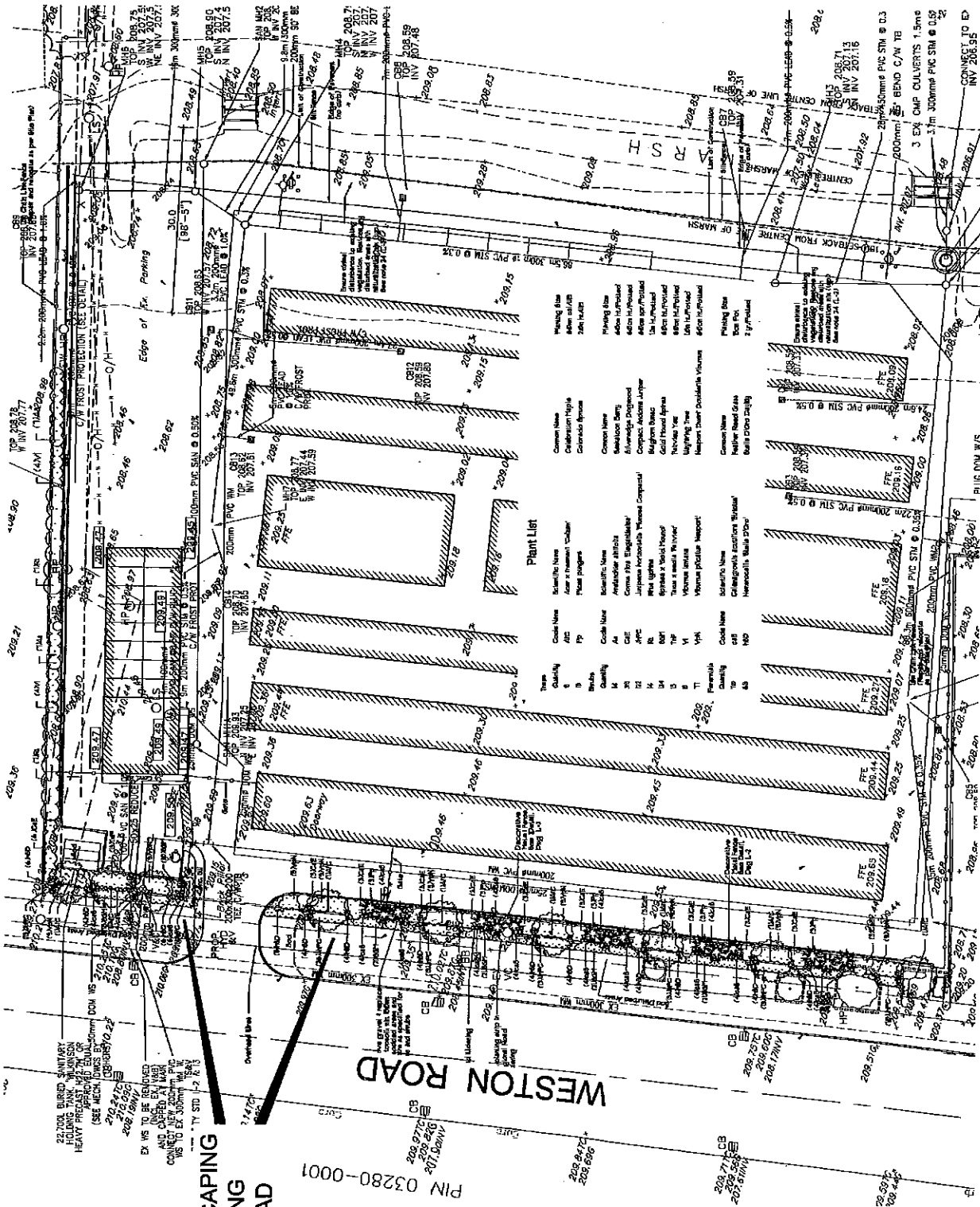
Development Planning Department

Attachment

2

FILE No.: DA.07.051

June 9, 2008



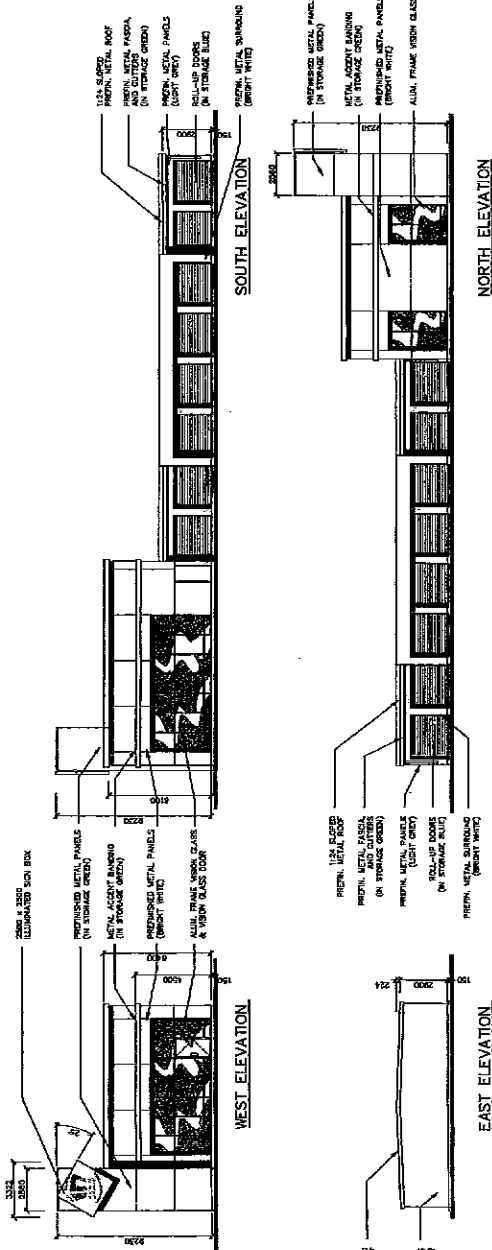
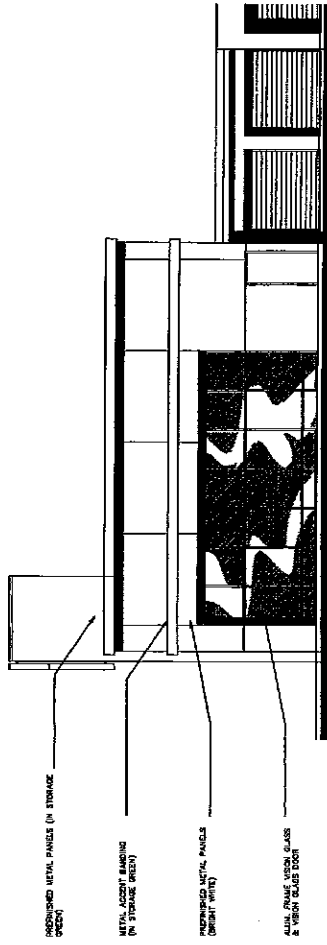
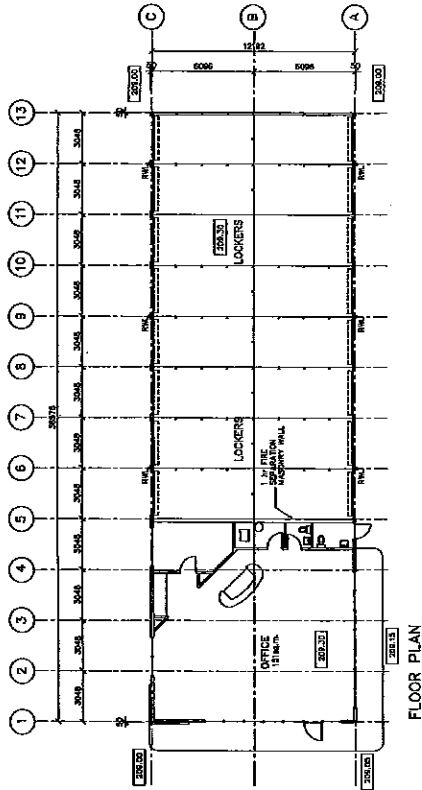
Plant List

Tree	Quantity	Code	Name	Scientific Name	Common Name	Planting Size
1	1	ATC	Juniper	Juniperus horizontalis	Horizontal Juniper	40cm x 40cm
2	1	FP	Plant		Common Name	Planting Size
3	1	FP	Plant		Common Name	Planting Size
4	1	FP	Plant		Common Name	Planting Size
5	1	FP	Plant		Common Name	Planting Size
6	1	FP	Plant		Common Name	Planting Size
7	1	FP	Plant		Common Name	Planting Size
8	1	FP	Plant		Common Name	Planting Size
9	1	FP	Plant		Common Name	Planting Size
10	1	FP	Plant		Common Name	Planting Size
11	1	FP	Plant		Common Name	Planting Size
12	1	FP	Plant		Common Name	Planting Size
13	1	FP	Plant		Common Name	Planting Size
14	1	FP	Plant		Common Name	Planting Size
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20	1	FP	Plant		Common Name	Planting Size
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25	1	FP	Plant		Common Name	Planting Size
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27	1	FP	Plant		Common Name	Planting Size
28	1	FP	Plant		Common Name	Planting Size
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30	1	FP	Plant		Common Name	Planting Size
31	1	FP	Plant		Common Name	Planting Size
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47	1	FP	Plant		Common Name	Planting Size
48	1	FP	Plant		Common Name	Planting Size
49	1	FP	Plant		Common Name	Planting Size
50	1	FP	Plant		Common Name	Planting Size

NEW LANDSCAPING BUFFER ALONG WESTON ROAD

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Not to Scale

Elevations - Building 'A'

Attachment 4

FILE No.: DA-07.051

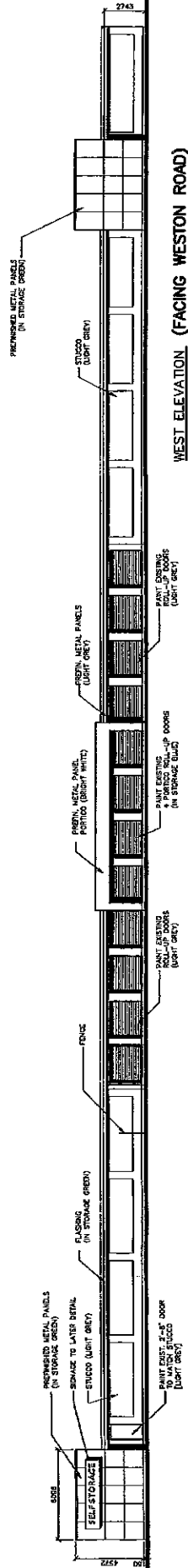
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Development Planning Department

Part of Lot 13,
Concession 5
 APPLICANT: 4345142 CANADA INC.
 (IN-STORAGE SELF-STORAGE)

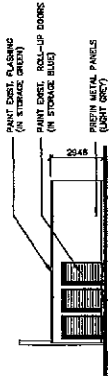
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WEST ELEVATION (FACING WESTON ROAD)

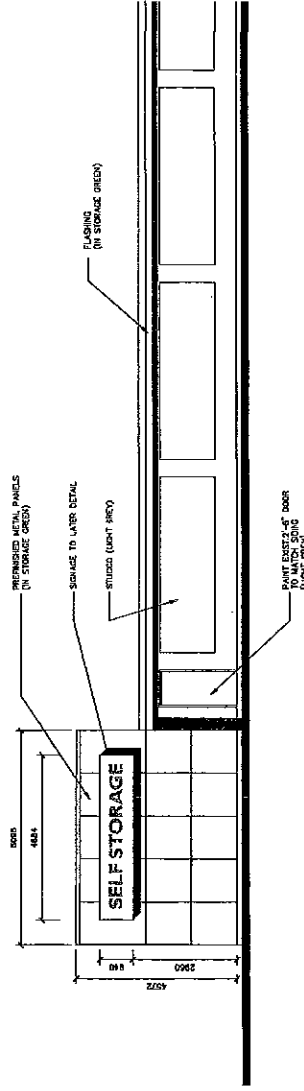


NORTH ELEVATION



SOUTH ELEVATION

PROPOSED ALTERATIONS
TO EXISTING BUILDING 'C'



Not to Scale

Elevation - Building 'C'

Part of Lot 13,
Concession 5

APPLICANT: 4345142 CANADA INC.
(IN-STORAGE SELF-STORAGE)

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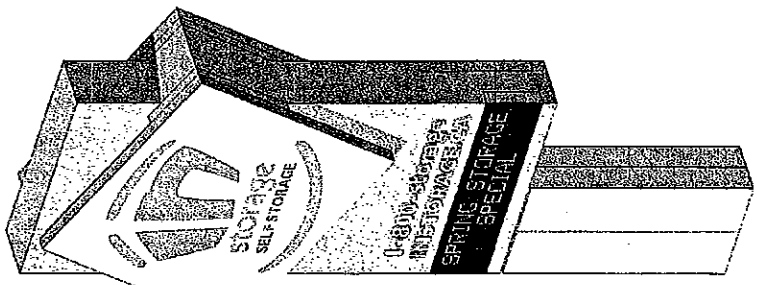
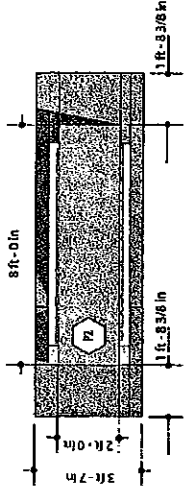


The City Above Toronto

Development Planning Department

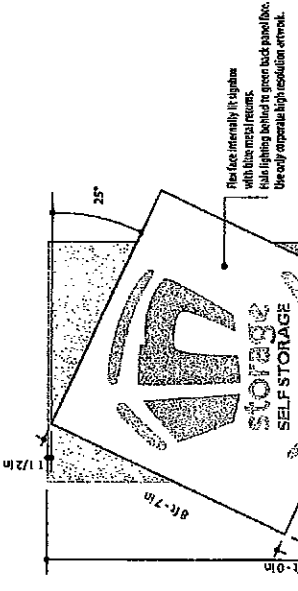
- P1** PAINT - PMS 356C Equivalent or its match
Green - Benjamin Moore 2033-30 "Torch Line"
- P2** PAINT - PMS 3145C Equivalent or its match
Blue - Benjamin Moore 2095-30 "Cobblestone Blue Strain"
- P3** PAINT
White - Benjamin Moore C-30 "standard white"
- R1** METAL WALL PANEL
Heavy gauge prefabricated metal panel, gloss white

TOP VIEW



ISOMETRIC VIEW ABOVE

Sign face returns separated from main panel face by 2" gap to allow for halo lighting effect surrounding sign face on green background



FRONT VIEW

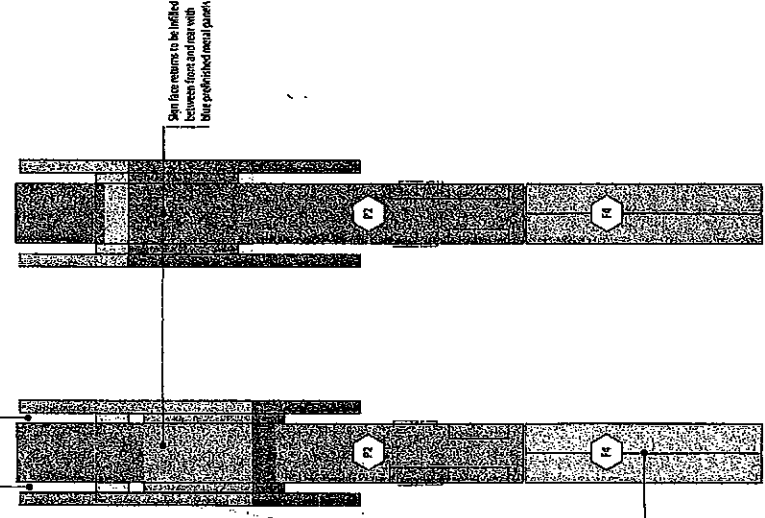
Face faces internally lit signage with three dimensional LED lighting behind to green back panel face, the only separate high resolution enamel.

Individual three dimensional letters applied to sign face, the artwork for faces and letter spacing.

Electronic reader board with red LED lighting on both sides of sign.

Vertical seams in panel face

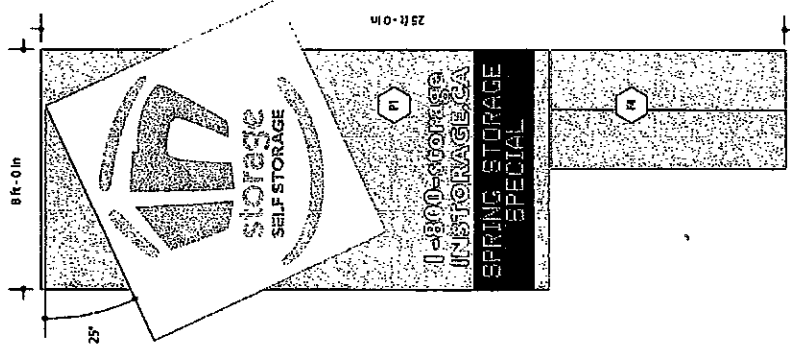
Install sealable leading and curb protection



LEFT SIDE VIEW

RIGHT SIDE VIEW

Sign face returns to be lifted between front and rear with blue prefabricated metal panel



BACK VIEW

Attachment 6

FILE No.: DA.07.051

June 9, 2008



Development Planning Department

Signage

Part of Lot 13, Concession 5

APPLICANT: 4345142 CANADA INC. (IN-STORAGE SELF-STORAGE)

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