

COMMITTEE OF THE WHOLE JUNE 16, 2008

SITE DEVELOPMENT FILE DA.07.093
CITY OF VAUGHAN, C/O THE REGIONAL MUNICIPALITY OF YORK

Recommendation

The Commissioner of Planning recommends:

1. THAT the report for Site Development File DA.07.093 (City of Vaughan, c/o The Regional Municipality of York) BE RECEIVED; and,
2. THAT Council authorizes Staff to continue to work with the Region of York with respect to the following matters:
 - a) that prior to the issuance of a building permit by the Building Standards Department:
 - i) the final site plan, building elevations and landscaping 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 City Engineering Department;
 - iii) all requirements of Canadian National Railway shall be satisfied;
 - iv) all requirements of the Toronto and Region Conservation Authority shall be satisfied, and the required TRCA Permits shall be obtained; and,
 - v) the required Certificate of Approval from the Ministry of Environment shall be obtained.

Economic Impact

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

Communications Plan

On December 4, 2007, the Waste Management Branch of York Region hosted a public consultation meeting. Local residents, property owners and businesses were invited to discuss the proposed Community Environmental Centre.

Purpose

The Regional Municipality of York-Solid Waste Management Branch has submitted a Site Development Application for the City-owned lands shown on Attachment #1, to facilitate the development of a Community Environmental Centre (CEC)/Waste Recycling Facility, as shown on Attachment #2. The facility will provide local residents with the opportunity to drop-off their household reusable goods, recyclable materials and wastes.

Background - Analysis and Options

Location

The site is located on the north side of Regional Road 7, east of Creditstone Road, with access from Mc Cleary Court, as shown on Attachment #1.

Official Plan and Zoning

The subject lands are designated "Corporate Centre District" by the City's Corporate Centre Plan (OPA #500) and further designated "Corporate Centre Corridor" by the Avenue 7 Study and Plan (OPA #663). OPA #663 has been adopted by Vaughan Council and is pending final approval from York Region. These designations permit a wide range of uses, including but not limited to, retail, office, civic and commercial uses.

The subject lands are zoned EM1 Prestige Employment Area Zone by By-law 1-88. The Public Uses Section (3.10) of By-law 1-88 permits the use of any land in any zone for a civic purpose by the City, the Regional Municipality of York, or other Government Authorities.

The proposed Community Environmental Centre is deemed a civic use; therefore, it conforms and complies with the Official Plan and Zoning By-law, respectively.

Site Plan Review

The site plan (Attachment #2) shows a re-use centre building with a canopy and white goods collection area at the southwest corner of the site. The re-use centre will serve as the main area for material drop-off, storage and transfer and will include both an administrative/office area and educational/promotional area. The public education and information area includes resource materials and displays dedicated to the topics of waste management, sustainable development and environmental conservation. Information related to local and Regional programs (i.e. Blue Box, Green Bin, etc.) will be available along with interpretive information specific to LEED certification of the facility and other potential topics focused on waste management, conservation and the environment. The education and information area may also be utilized during occasional on-site public promotional and awareness activities or events, which may be conducted jointly at the facility by the Region and the Community Environmental Centre charity partners (Goodwill and Habitat for Humanity).

A blue-box drop-off zone is located in the centre of the site and canopied bins for bulky recyclables and waste are located along the eastern perimeter of the site. An equipment storage building with a refueling pump along with a truck weighing area is proposed at the northwest corner of the site.

The proposed elevation plans are shown on Attachments #3 to #5. The building materials consist of gray metal siding and stone, with blue metal roofs. The re-use centre, equipment storage building, and canopied bins, will be constructed to a height of 8.2m, 6.2m and 7m, respectively.

The proposed landscaping is shown on Attachment #6, which includes a 2.5m wide landscape strip within the property limits along Regional Road 7 and Mc Cleary Court, respectively. Planting proposed along Regional Road 7 is shown within the Regional right-of-way. Additional planting is proposed in the interior of the site and along the western property lines.

The Development Planning Department has met with Regional staff to discuss the site plan, elevation plan and landscaping. The Region has agreed to continue to work with Vaughan staff with respect to, but not limited to the following: building materials, colours, and planting. Should Council approve the recommendation contained in this report, the Development Planning

Department will continue to work with the Region to finalize the site, elevation and landscaping plans and these plans shall be approved to the satisfaction of the Development Planning Department.

Toronto and Region Conservation Authority (TRCA)

The eastern portion of the property is within the TRCA's Regulated Area of the Don River Watershed. Given that the proposal includes grading and paving works and the construction of a stormwater management pond within their regulated area, a TRCA Permit under Ontario Regulation 166/06 is required for these works. The Region shall satisfy all requirements of the Toronto and Region Conservation Authority and shall obtain all required permits, prior to the issuance of a building permit from the City.

Ministry of Environment/ Vaughan Engineering Department

The Region has submitted an application for a Certificate of Approval for a Waste Disposal site under Section 27 of the Environmental Protection Act (EPA) to the Ontario Ministry of Environment. The certificate of approval is required prior to the issuance of building permit.

The Region has also submitted a site grading and servicing plan and a stormwater management report, which will be approved to the satisfaction of the Vaughan Engineering Department, prior to the issuance of a building permit.

Sustainability

The Region is pursuing a Silver LEED accreditation for the proposed Community Environmental Centre, which is consistent with recent Regional policy to obtain a minimum sustainable design and construction standard of LEED Silver for new Regional facilities over 500m². The proposed development includes some of the following sustainable features:

- **Limit Parking Capacity:** Provide preferred parking designated for use exclusively by carpools/car co-ops equal to 10%
- **Heat Island Effect, Roof:** Use roofing material having a high Solar Reflectance Index (SRI)
- **Light Pollution Reduction:** Design outdoor lighting only for safety and comfort while not exceeding 80% of the lighting power density
- **Landscape Irrigation/Wastewater:** Reduce water consumption
- **Minimum Energy Performance:** reduce designed energy consumption by 25%
- **Internal Collection and Storage of Recyclables:** area for recycling will be provided internal to the building for staff use
- **Carbon Dioxide Monitoring:** provide ventilation controls to limit CO2 levels
- **Daylight 75% of Spaces:** provide minimum of 2% of daylight in 75% of regularly occupied areas for critical visual tasks.

Relationship to Vaughan Vision 2020

This report is consistent with the priorities set forth in Vaughan Vision 2020, particularly "Lead and Promote Environmental Sustainability, which will assist to increase the waste diversion target to 95% as part of the Greening Vaughan strategy; and, "Plan and Manage Growth and Economic Vitality."

Regional Implications

The Region of York should satisfy all the conditions noted in the recommendation section of this report, prior to the issuance of a building permit by the Building Standards Department.

Conclusion

The proposed Site Development Application has been reviewed in accordance with the policies in OPA #500, the requirements of By-law 1-88, the comments received from City Departments and external public agencies, and the area context. The Development Planning Department is satisfied that the proposed development of the subject lands for a Community Environmental Centre/Waste Recycling Facility is consistent with the objectives of Vaughan Vision 2020 to increase the waste diversion target as a part of the Greening Vaughan strategy. Accordingly, the Development Planning Department can support the approval of the Site Development Application, subject to the conditions contained in this report.

Attachments

1. Location Map
2. Site Plan
3. Elevation Plan-Re-Use Centre
4. Elevation Plan-Equipment Storage Building
5. Elevations-Drop-Off Structures with Canopies
6. Landscape Plan

Report prepared by:

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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEVAMA
Manager of Development Planning

/LG



Legend

- C2 - GENERAL COMMERCIAL ZONE
- C6 - HIGHWAY COMMERCIAL ZONE
- C7 - SERVICE COMMERCIAL ZONE
- EM1 - PRESTIGE EMPLOYMENT ZONE
- EM2 - GENERAL EMPLOYMENT ZONE
- EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE

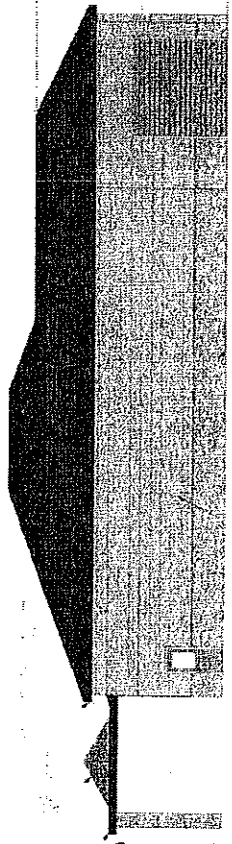
Subject Lands

Not to Scale

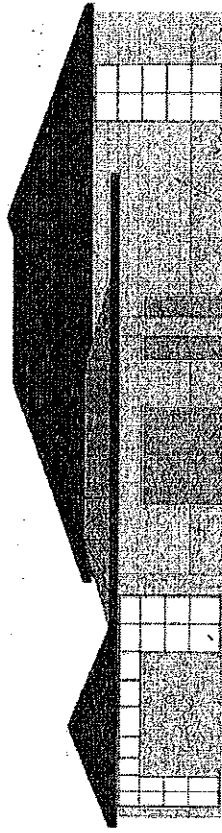
Attachment
 FILE No.: DA.07.093
 March 18, 2008

City of Vaughan
The City Above Toronto
 Development Planning Department

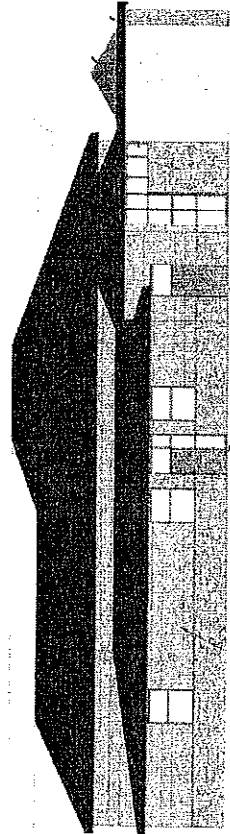
Location Map
 Part of Lot 6,
 Concession 4
 APPLICANT:
 CITY OF VAUGHAN
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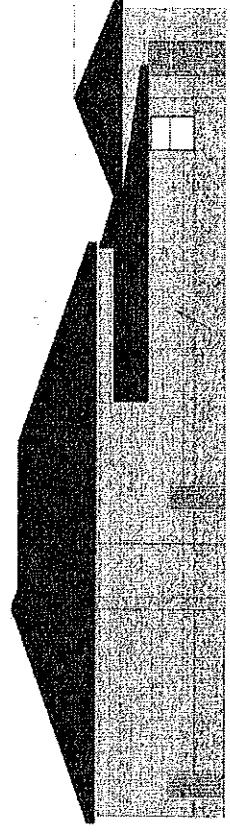
EAST ELEVATION



SOUTH ELEVATION (REGIONAL ROAD 7)



WEST ELEVATION



NORTH ELEVATION (MCCLERY COURT)

Elevations - Re-Use Centre

Part of Lot 6,
Concession 4

APPLICANT:
CITY OF VAUGHAN

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The City Above Toronto

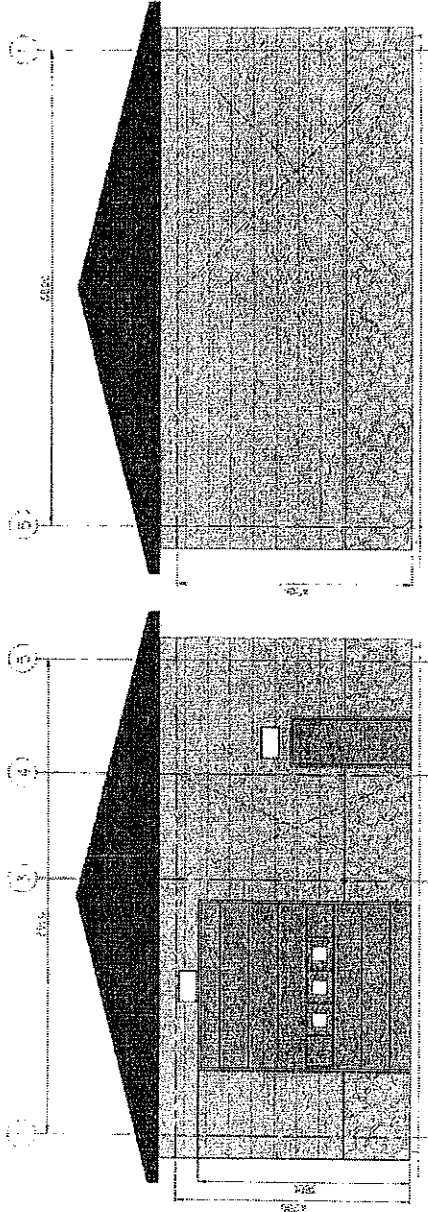
Development Planning Department

Attachment

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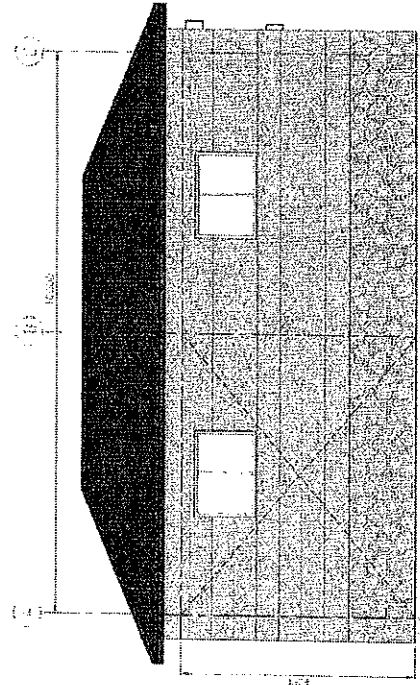
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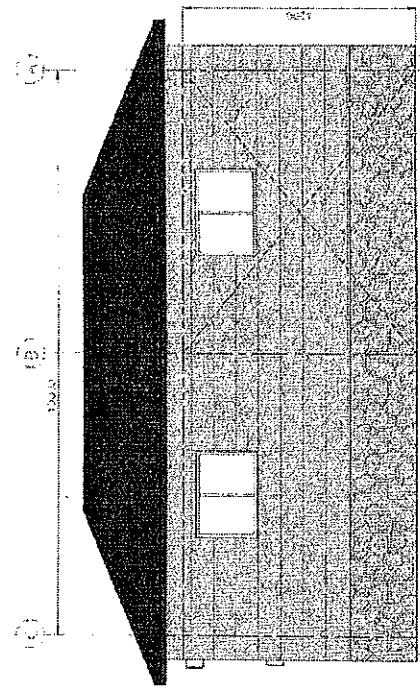


SOUTH ELEVATION
SCALE 1/4"

NORTH ELEVATION
SCALE 1/4"



WEST ELEVATION
SCALE 1/4"



EAST ELEVATION
SCALE 1/4"

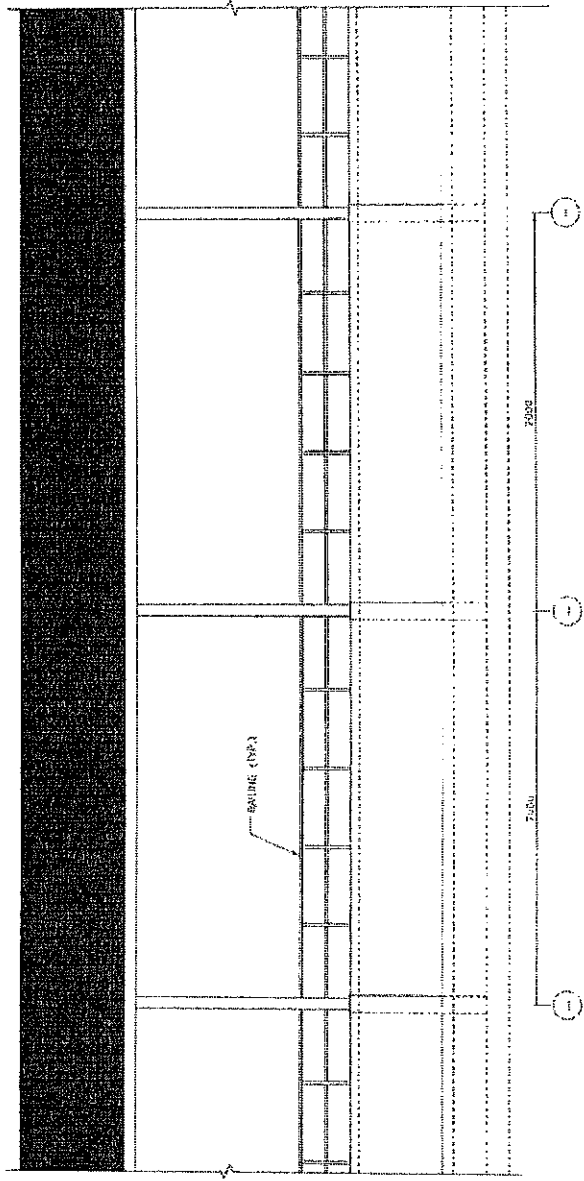
Elevations - Equipment Storage Building

APPLICANT:
CITY OF VAUGHAN

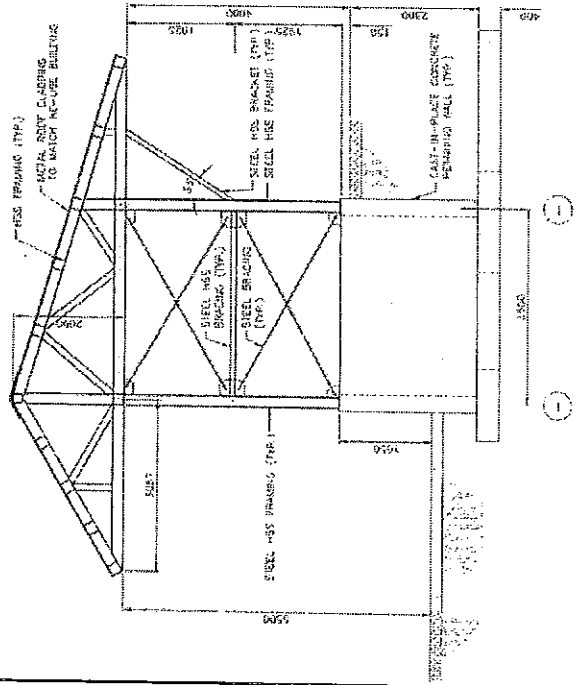
Part of Lot 6,
Concession 4



Development Planning Department



TYPICAL ELEVATIONS



TYPICAL SECTION

Elevations - Drop Off Structures w/Canopies

APPLICANT:
CITY OF VAUGHAN

Part of Lot 6,
Concession 4



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March 18, 2008

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