

**COMMITTEE OF THE WHOLE MARCH 31, 2009**

**SITE DEVELOPMENT FILE DA.08.083  
THE REGIONAL MUNICIPALITY OF YORK  
WARD 4**

**Recommendation**

The Commissioner of Planning recommends:

1. THAT Site Development Application File DA.08.083 (The Regional Municipality of York) BE APPROVED, subject to the following conditions:
  - 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; and,
    - iii) all requirements of York Region Transportation Services-Roads Branch shall be satisfied.

**Economic Impact**

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

**Communications Plan**

N/A

**Purpose**

The Regional Municipality of York Property Services Branch has submitted a Site Development Application for the Region owned lands shown on Attachment #1, to permit revisions to the existing site plan and industrial building shown on Attachment #2, to facilitate the use of the building for an operations and maintenance facility with no outside storage, for approximately 236 York Region buses, 17 repair bays (internal to the building) and an ancillary offices. The proposed revisions to the existing industrial building are discussed in the Site Plan Review section of this report.

**Background - Analysis and Options**

**Location**

The site is located on the southwest corner of Keele Street and Bowes Road, municipally known as 8300 Keele Street, being Part 1 on Plan 65R-31086, in Part of Lots 9 and 10, Concession 4, City of Vaughan.

## Official Plan and Zoning

The subject lands are designated "Prestige Area" by the City's Employment Area Plan (OPA #450), which permits a wide range of industrial, office, business and civic uses with no outside storage.

The subject lands are zoned EM1 Prestige Employment Area Zone along Keele Street and EM2 General Employment Area Zone in the interior of the lot, by By-law 1-88 as shown on Attachment #1. 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 York Region Transit Operations and Maintenance Facility is deemed a civic use and therefore, it conforms and complies with the Official Plan and Zoning By-law, respectively.

## Site Plan Review

The proposed site plan (Attachment #2) shows the existing industrial building with staff and visitor parking along the perimeter of the site. The site will be enclosed by a new security chain-link fence with security gates located at the southeast and northeast corners of the site and at the Bowes Road access point. In order to serve buses, individual oil and anti-freeze tanks, and a diesel fuel pump are proposed on the south and west elevations, respectively as shown on Attachment #2. The maintenance, repair and storage of buses will occur inside the existing industrial building, no outside storage is proposed.

The existing building elevations shown on Attachment #3 will be revised as shown on Attachment #4 to incorporate the following changes:

### North Elevation (facing Bowes Road):

- i) the existing dark brown brick will be re-clad in pre-finished grey metal insulated panels;
- ii) the existing windows in the office areas will be replaced with new energy efficient units; the number of windows and their configuration will remain unchanged;
- iii) the proposed new entry for staff to bus maintenance area will be re-clad with bronze metal panels; and,
- iv) 23 clear polycarbonate drive-through overhead doors will be added to the building;

### South Elevation:

- i) 4 clear polycarbonate drive-through overhead doors will be added; and;
- ii) the existing grey precast concrete walls will remain unchanged.

### West Elevation (CNR Freight Classification Yard):

- i) 6 existing overhead doors and depressed loading area, will be removed and replaced with white and blue metal panels to match the existing adjacent wall panels; and,
- ii) a new recessed overhead door will be added to the southwest corner and will act as the main bus entry into the facility.

### East Elevation

- i) the existing dark brown brick will be re-clad in pre-finished grey metal insulated panels;
- ii) the existing windows in the office areas will be replaced with new energy efficient units, the number of windows and their configuration will remain unchanged;
- iii) existing grey precast walls will remain;
- iv) the proposed addition of a bronze metal panel feature wall that will include York Region Signage, and;

- v) a new double-door glass entry with canopy above.

The proposed landscape plan is shown on Attachment #5, which includes a 9m wide and 3.5m wide landscape strip, within the property limits, along Keele Street and Bowes Road, respectively. Additional planting is proposed in the interior. The existing trees on the subject lands will be removed and replaced with planting proposed and shown on Attachment #5.

The Development Planning Department will continue to work with the Region to finalize the site plan, elevations and landscaping plans which must be approved to the satisfaction of the Development Planning Department.

#### Vaughan Engineering Department

The Region has also submitted a site grading and servicing plan and a stormwater management report in support of the application, which must be approved to the satisfaction of the Vaughan Engineering Department, prior to the issuance of a building permit. The Vaughan Engineering Department is also of the opinion that site access, parking and on-site vehicular circulation is acceptable. The Vaughan Engineering Department has approved the Transportation and Traffic Study prepared by Delcan Corporation, in support of the proposed development.

#### York Region Transportation Services-Roads Branch

The application was circulated to York Region Transportation Services Department for review and comment. The Region has advised that the only access permitted to the site via Keele Street will be located approximately 230m south of the centerline of Bowes Road as shown Attachment #2 and will be restricted to right-in/right-out movements only. The Region of York has no objections to the proposed development. As a condition of site plan approval, all requirements of the Region of York Transportation Services Department shall be satisfied.

#### Sustainability

The Region is pursuing a Silver LEED accreditation for the proposed York Region Transit operations and maintenance facility, which is consistent with recent Regional policy to obtain a minimum sustainable design and construction standard of LEED Silver for new Regional facilities over 500m<sup>2</sup>. The proposed development includes the following sustainable features:

- i) Limit Parking Capacity: Provide preferred parking designated for use exclusively by carpools/car co-ops equal to 10%.
- ii) Heat Island Effect, Roof: Utilize a white roof, with material having a high Solar Reflectance Index (SRI).
- iii) Construction Waste Management: Divert 50% of waste from a landfill through the reuse of construction waste on the site.
- iv) Recycled Content: Most building materials used include or exceed 15% recycled content.
- v) Regional Materials: 20% of materials used are extracted and manufactured Regionally.
- vi) Water Efficient Landscaping: Reduce by 50% through the use of a rainwater reclaim system.
- vii) Minimum Energy Performance: Reduce designed energy consumption by 25%.
- viii) Carbon Dioxide Monitoring: Provide ventilation controls to limit CO2 levels.

#### Relationship to Vaughan Vision 2020/Strategic Plan

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 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 #450, 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 York Region Transit operations and maintenance facility is consistent with the objectives of Vaughan Vision 2020 to plan and manage growth and economic vitality. 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 (Existing Industrial Building)
3. Existing Building Elevations
4. Proposed Building Elevations
5. Landscape Plan

### **Report prepared by:**

Christina Napoli, Planner, ext. 8483

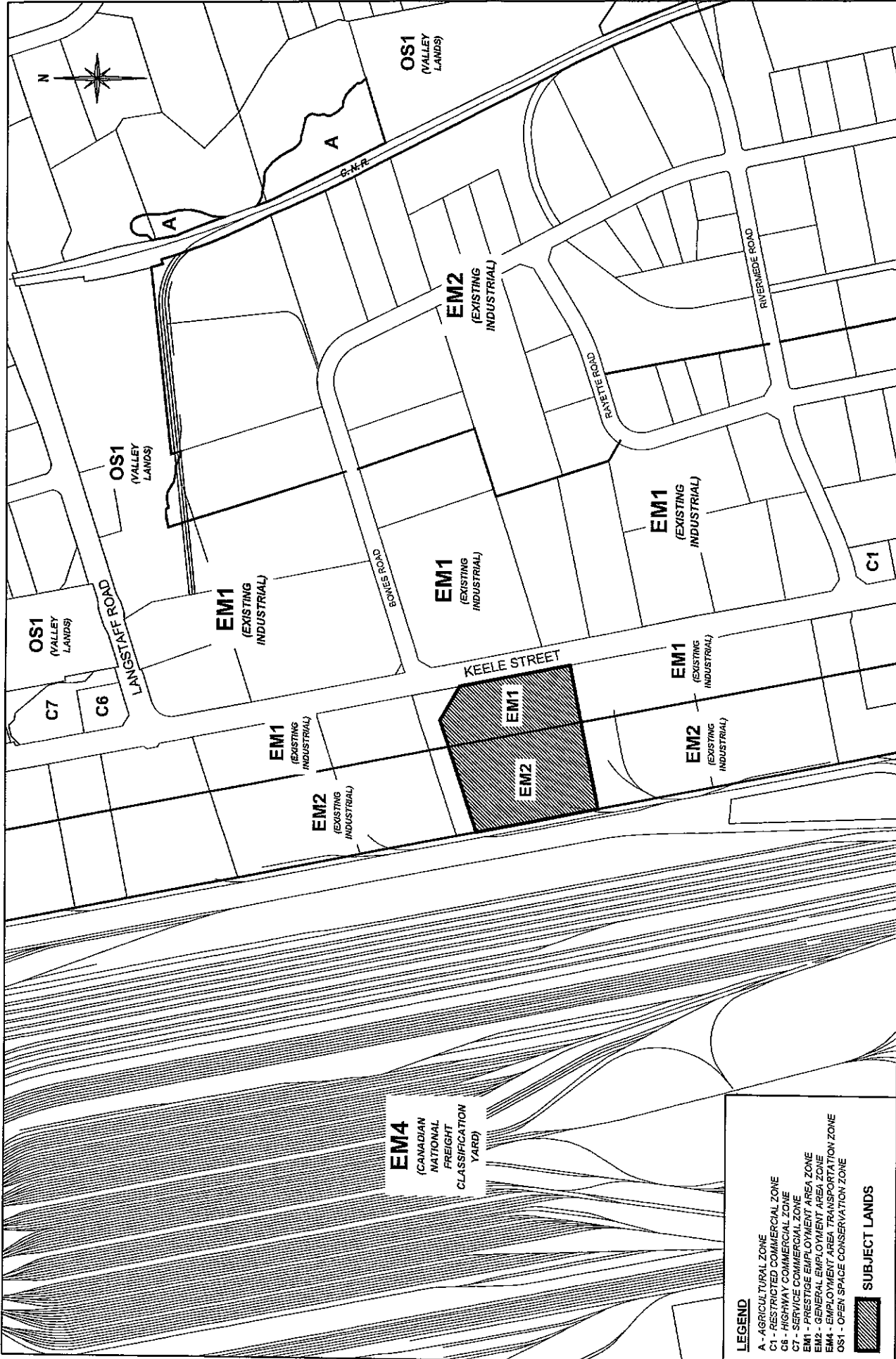
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

(LG)



# Location Map

Part of Lots 9 & 10,  
Concession 4

APPLICANT:  
THE REGIONAL MUNICIPALITY OF YORK

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The City Above Toronto

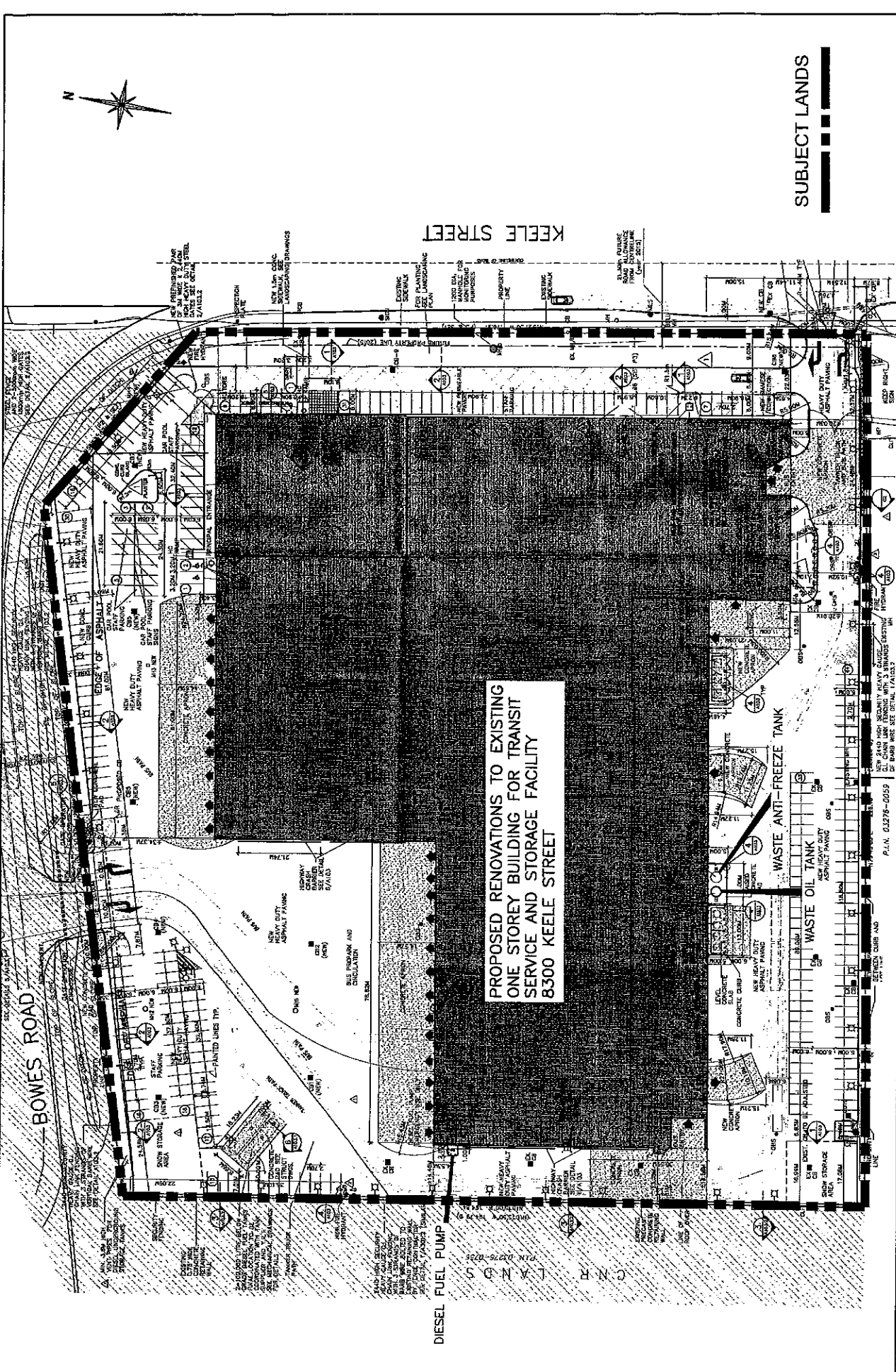
Development Planning Department

# Attachment 1

FILE No.:  
DA-08.083

Not to Scale

March 06, 2009



SUBJECT LANDS

# Attachment 2

FILE No.: DA.06.083

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March 06, 2009

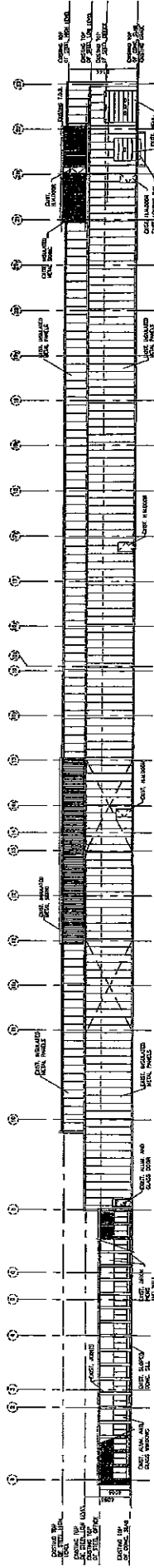


Development Planning Department

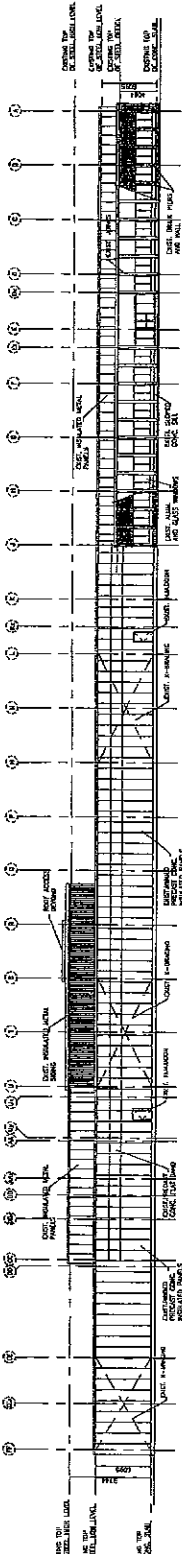
## Site Plan (Existing Industrial Building)

APPLICANT: THE REGIONAL MUNICIPALITY OF YORK  
Part of Lots 9 & 10, Concession 4

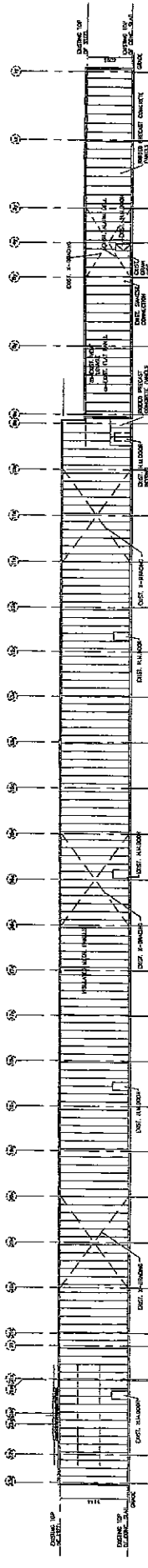
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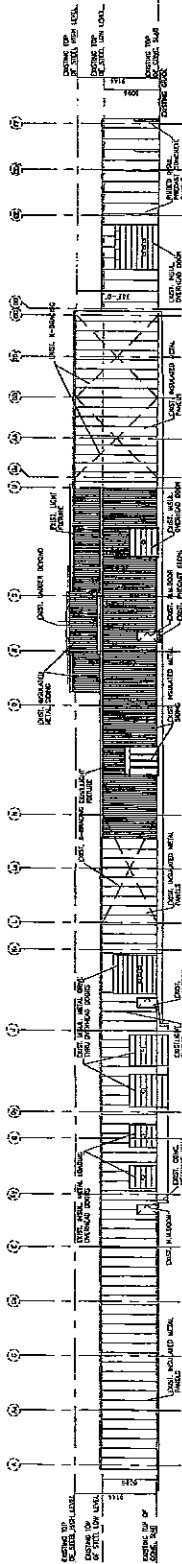
North Elevation



East Elevation (KEELE STREET)



South Elevation



West Elevation

# Existing Building Elevations

APPLICANT: THE REGIONAL MUNICIPALITY OF YORK  
 Part of Lots 9 & 10, Concession 4



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# Attachment 3

FILE No.: DA.08.083

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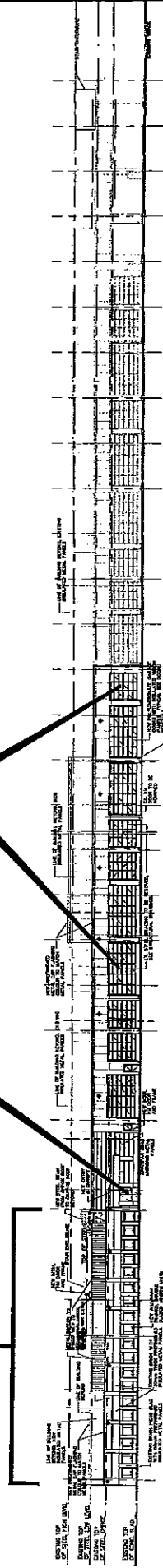
March 06, 2009

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PROPOSED RE-CLAD & ENERGY EFFICIENT WINDOWS

PROPOSED STAFF ENTRY TO BUS MAINTENANCE AREA

PROPOSED POLYCARBONATE DRIVE-IN DOORS(TYPICAL)

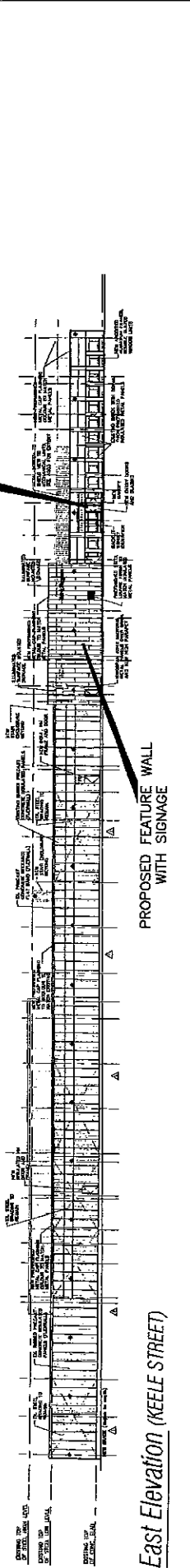


North Elevation

PROPOSED DOUBLE DOOR ENTRY WITH CANOPY

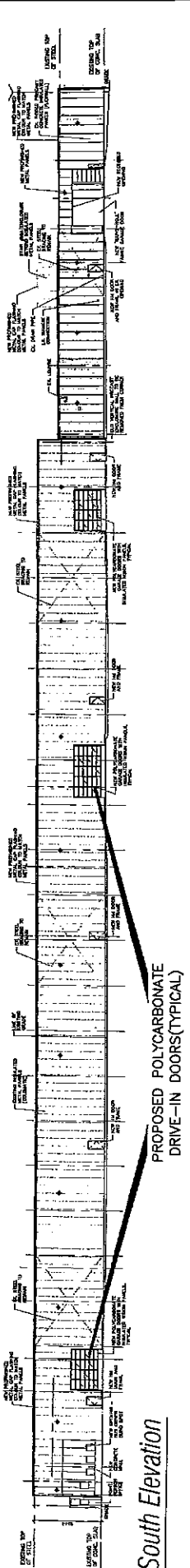
PROPOSED FEATURE WALL WITH SIGNAGE

East Elevation (KEELE STREET)



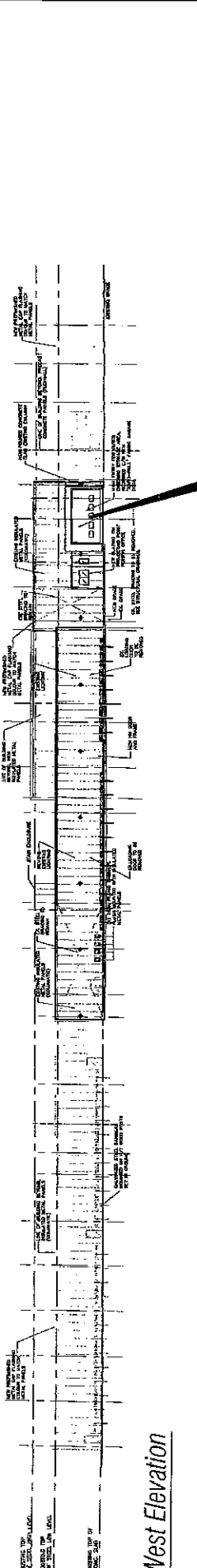
PROPOSED POLYCARBONATE DRIVE-IN DOORS(TYPICAL)

South Elevation



PROPOSED BUS ENTRY

West Elevation



# Proposed Building Elevations

APPLICANT: THE REGIONAL MUNICIPALITY OF YORK  
Part of Lots 9 & 10, Concession 4

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