

COMMITTEE OF THE WHOLE FEBRUARY 23, 2010

SITE DEVELOPMENT FILE DA.08.047 K.J. BEAMISH CONSTRUCTION CO. LTD. WARD 4

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.08.047 (K.J. Beamish Construction Co. Ltd.) BE APPROVED, to maintain the existing office building (Building "F") and two accessory structures (Buildings "B" and "C"), as shown on Attachment #4 on the subject lands shown on Attachment #2, subject to the following condition:
 - a) that prior to the execution of the Site Plan Letter of Undertaking, the Owner shall satisfy all requirements of the Vaughan Development Planning and Engineering Departments and the Ministry of Transportation.

Contributions to Sustainability

The Owner has submitted a Site Development Application to recognize an existing office building and two accessory structures. Through the review of this application, the Owner has agreed to increase the amount of soft landscaping around the existing office building and along the entire perimeter of the property including adjacent to Highway 407, as shown on Attachment #5. The improved landscaping and updated grading plans submitted in support of the application will reduce stormwater run-off and improve the overall appearance of the site. Further contributions to sustainability will be encouraged in the future once the site is intensified or redeveloped.

Economic Impact

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

Communications Plan

N/A

Purpose

To maintain an existing office building (Building "F") and two accessory structures (Buildings "B" and "C"), as shown on Attachment #4, on the subject lands shown on Attachments #1 and #2.

Background - Analysis and Options

Location

The 3.68 ha site is located at 69 Freshway Drive, which is located south of Regional Road #7, east of Jane Street and north of Highway #407, being Part of Lot 4, Concession 4, City of Vaughan, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The property is designated "Prestige Area" by OPA #450 (Employment Area Growth and Management Plan). The "Prestige Area" designation is located adjacent to arterial roads and

highways, and accommodates uses that require high visual exposure, good accessibility and an attractive working environment, and no outside storage. The "Prestige Area" designation is generally implemented by the EM1 Prestige Employment Area Zone category. The proposal conforms to the Official Plan.

The subject lands are zoned EM2 General Employment Area Zone by By-law 1-88, which permits an office use. The existing asphalt batching plant on the property is a legal non-conforming use as building permits for the batching plant were issued in 1988, prior to the enactment of Zoning By-law 1-88.

Site Plan Review

The property is currently developed with a number of structures including an asphalt batching plant, Buildings "A", "B", "C", "D", "E" and "F" and existing outside storage areas as shown on Attachment #3. The Owner originally submitted a Site Development Application to recognize Buildings "D", "E" and "F" and the outside storage areas, as shown on Attachment #3, which were built on the property in 1999 (approximately) without the appropriate municipal approvals. After review of the application, the Owner has revised the plans to address the comments and concerns raised by the Development Planning Department and other Departments, and to recognize a new leasing arrangement with its existing tenants. The proposed site plan as shown on Attachment #4 illustrates the final proposal, which includes Buildings "B", "C" and "F" only. Buildings "A", "D", and "E" will be demolished and the open storage areas removed from the property. Buildings "B" and "C" are currently used for storage accessory to the asphalt batching plant.

The proposed site plan as shown on Attachment #4 has been revised to establish the location of the required parking area, the fire route and drive aisles, landscaped areas around the building and the property lines including adjacent to Highway #407, and to address site servicing and grading.

The Development Planning Department is satisfied with the proposed site plan, landscaping plan, and existing building elevations as shown on Attachments #4, #5, and #6, respectively. The final plans must be approved to the satisfaction of the Development Planning Department.

Vaughan Engineering Department

The Vaughan Engineering Department is generally satisfied with the overall site development. The final site servicing and grading plans must be approved to the satisfaction of the Engineering Department.

Parkland Dedication

The Owner is required to pay 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 41 of the Planning Act, to the satisfaction of the Vaughan Legal Department, Real Estate Division.

Ministry of Transportation

The Ministry of Transportation (MTO) has reviewed the Application and has advised that the subject lands are located within the MTO's permit control area and that a Ministry Building and Land Use Permit is required. The MTO has also indicated that prior to the issuance of the Ministry Permit, the Owner must remove the drainage pipes that currently drain onto the Highway #407 lands, and that the fence located between the property and Highway #407, which has been damaged by operations on the property, must be repaired by the applicant.

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 Application was circulated to the Region of York. The Region of York has indicated that they have no objection to the proposed development.

Conclusion

Site Development File DA.08.047 (K.J. Beamish Construction Co. Ltd.) has been reviewed in accordance with the policies of OPA #450 (Employment Area Growth and Management Plan), Zoning By-law 1-88, the comments from City Departments and external public agencies, and the surrounding land use context. The Development Planning Department is satisfied that the proposal to maintain the existing asphalt plant, associated office building, and two accessory structures on the subject lands as shown on Attachment #4, together with the proposal to introduce landscaping along the entire perimeter of the property and around the existing office building, while at the same time proposing to remove several structures and outside storage area is appropriate and compatible with the surrounding land uses. Accordingly, the Development Planning Department can support the approval of the Site Development Application.

Attachments

1. Context Location Map
2. Location Map
3. Existing Site Plan
4. Proposed Site Plan
5. Landscape Plan
6. Elevation Plan - Building 'F' (Existing Office Building)

Report prepared by:

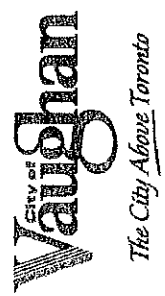
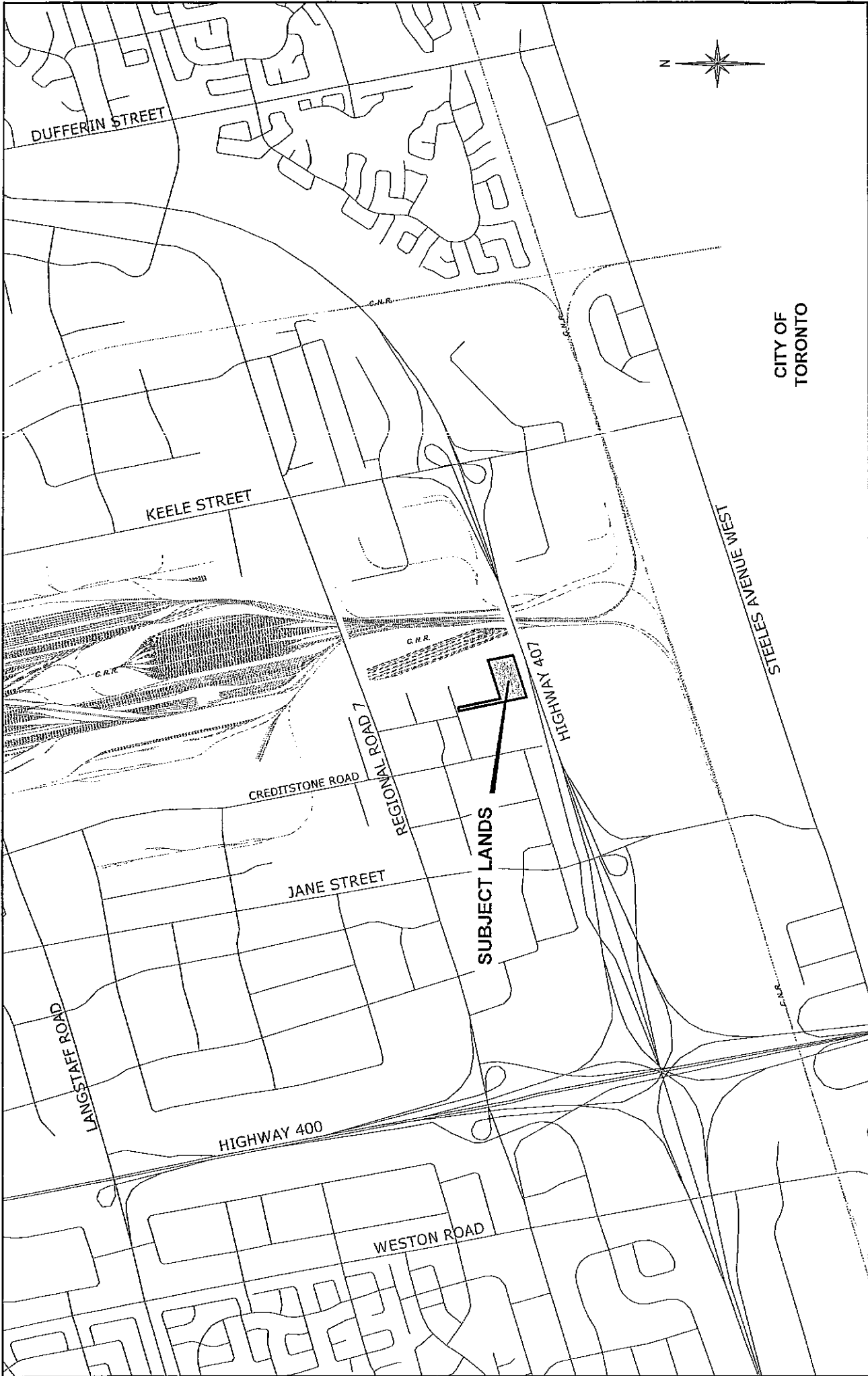
Ryan Mino, Planner, ext. 8213
Carmela, Marrelli, Senior Planner, ext. 8791
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYHEYAMA
Director of Development Planning

/LG

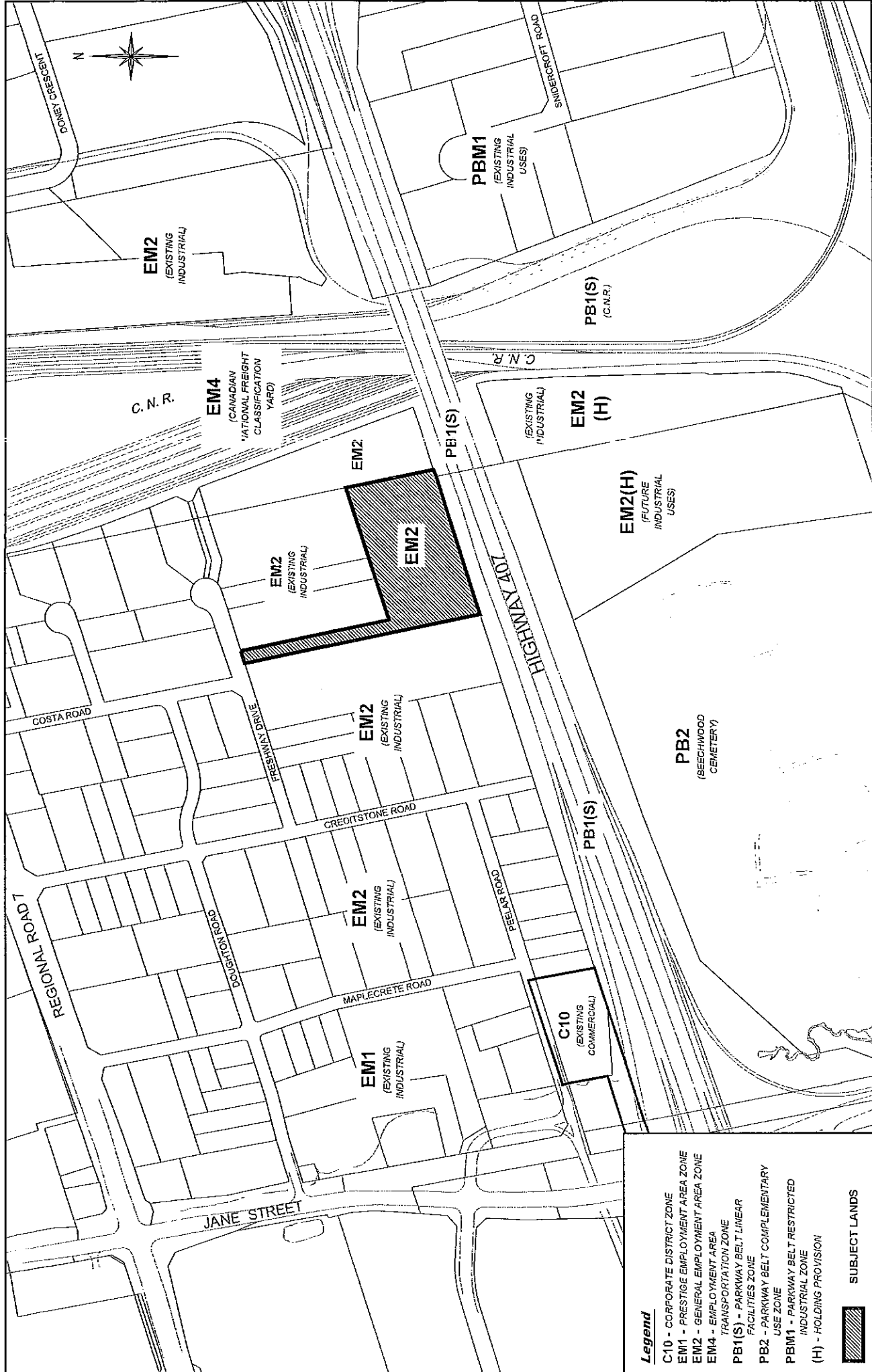


Development Planning Department


Location: Part of Lot 4,
 Concession 4

Applicant:
 K.J. Beamish Construction Co. Limited

DATE PLOTTED: 10-10-2009 1:54



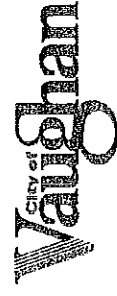
Legend

- C10 - CORPORATE DISTRICT ZONE
- EM1 - PRESTIGE EMPLOYMENT AREA ZONE
- EM2 - GENERAL EMPLOYMENT AREA ZONE
- EM4 - EMPLOYMENT AREA TRANSPORTATION ZONE
- PB1(S) - PARKWAY BELT LINEAR FACILITIES ZONE
- PB2 - PARKWAY BELT COMPLEMENTARY USE ZONE
- PBM1 - PARKWAY BELT RESTRICTED INDUSTRIAL ZONE
- (H) - HOLDING PROVISION
-  SUBJECT LANDS

Location Map

Location: Part of Lot 4,
Concession 4

Applicant:
K.J. Beamish Construction Co. Limited

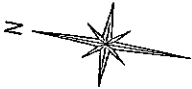


The City Above Toronto
Development Planning Department

Attachment

File: DA.08.047
Not to Scale
Date: January 26, 2010

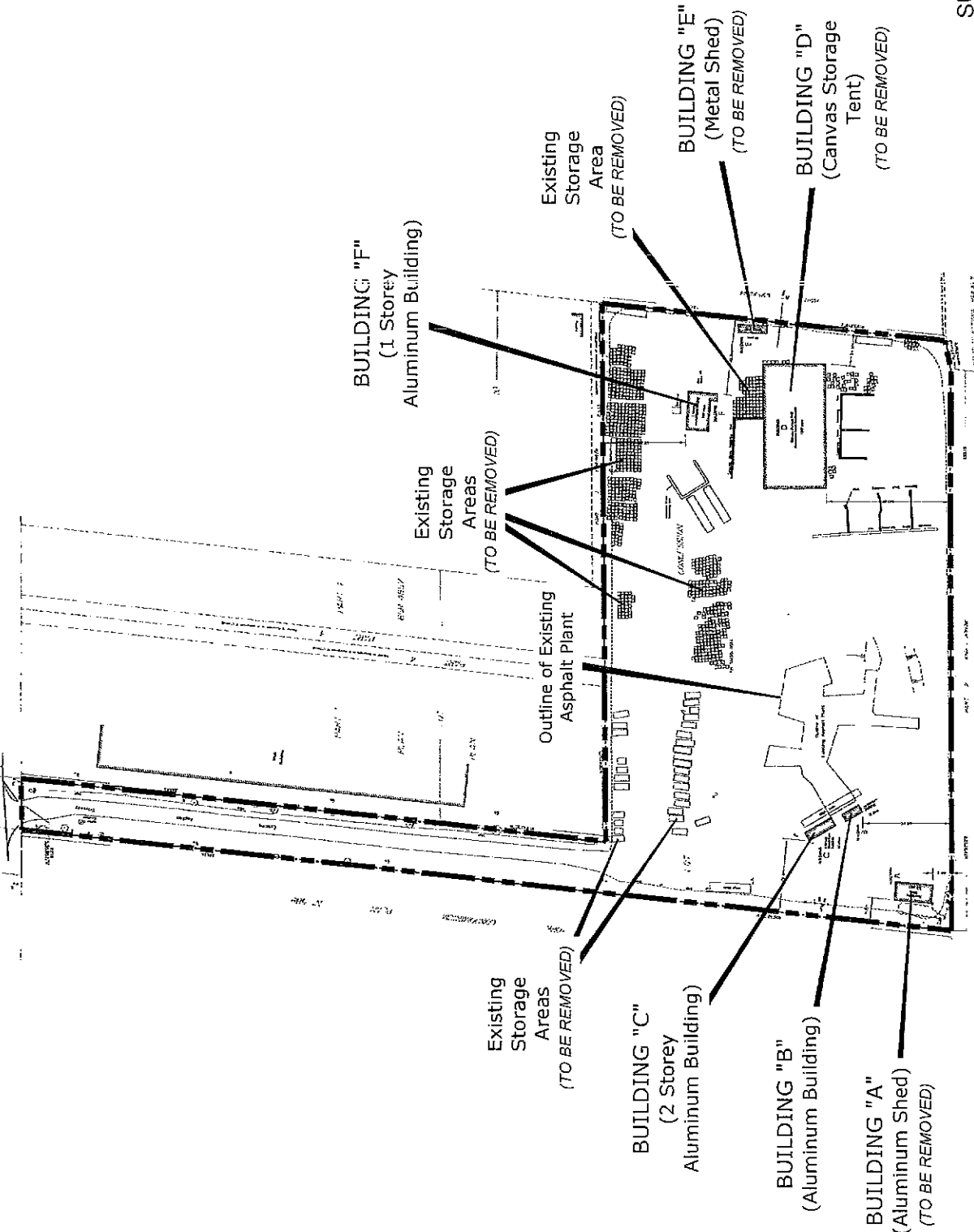
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FRESHWAY DRIVE

400 METERS (1312 FEET)

1:1000



--- SUBJECT LANDS

Existing Site Plan

Location: Part of Lot 4, Concession 4

Applicant: K.J. Beamish Construction Co. Limited



The City Above Toronto
Development Planning Department

Attachment 3

File: DA.08.047

Not to Scale

Date: January 26, 2010



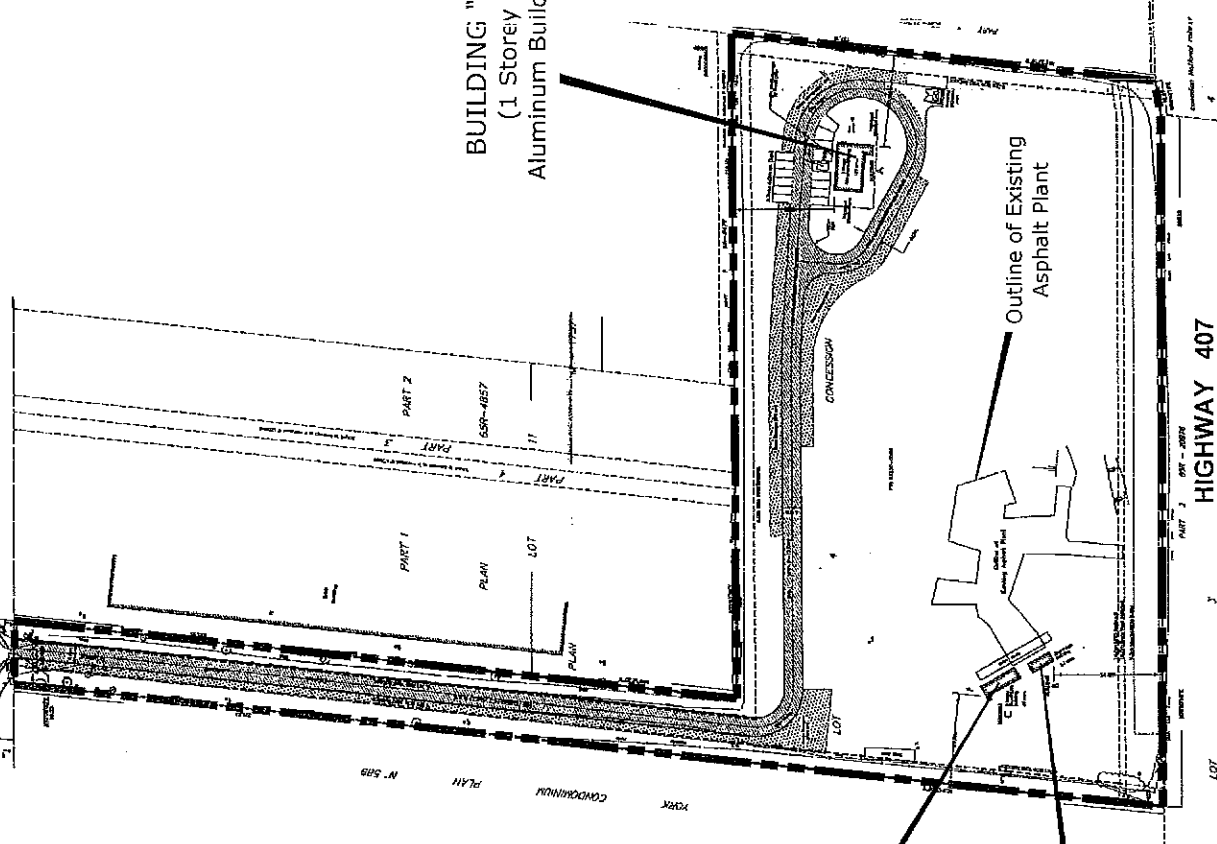
FRESHWAY DRIVE

BUILDING "C"
(2 Storey
Aluminum Building)

BUILDING "B"
(Aluminum Building)

BUILDING "F"
(1 Storey
Aluminum Building)

Outline of Existing
Asphalt Plant



SUBJECT LANDS

Proposed Site Plan

Location: Part of Lot 4,
Concession 4

Applicant:
K.J. Beamish Construction Co. Limited



The City Above Toronto
Development Planning Department

Attachment

File: DA.08.047

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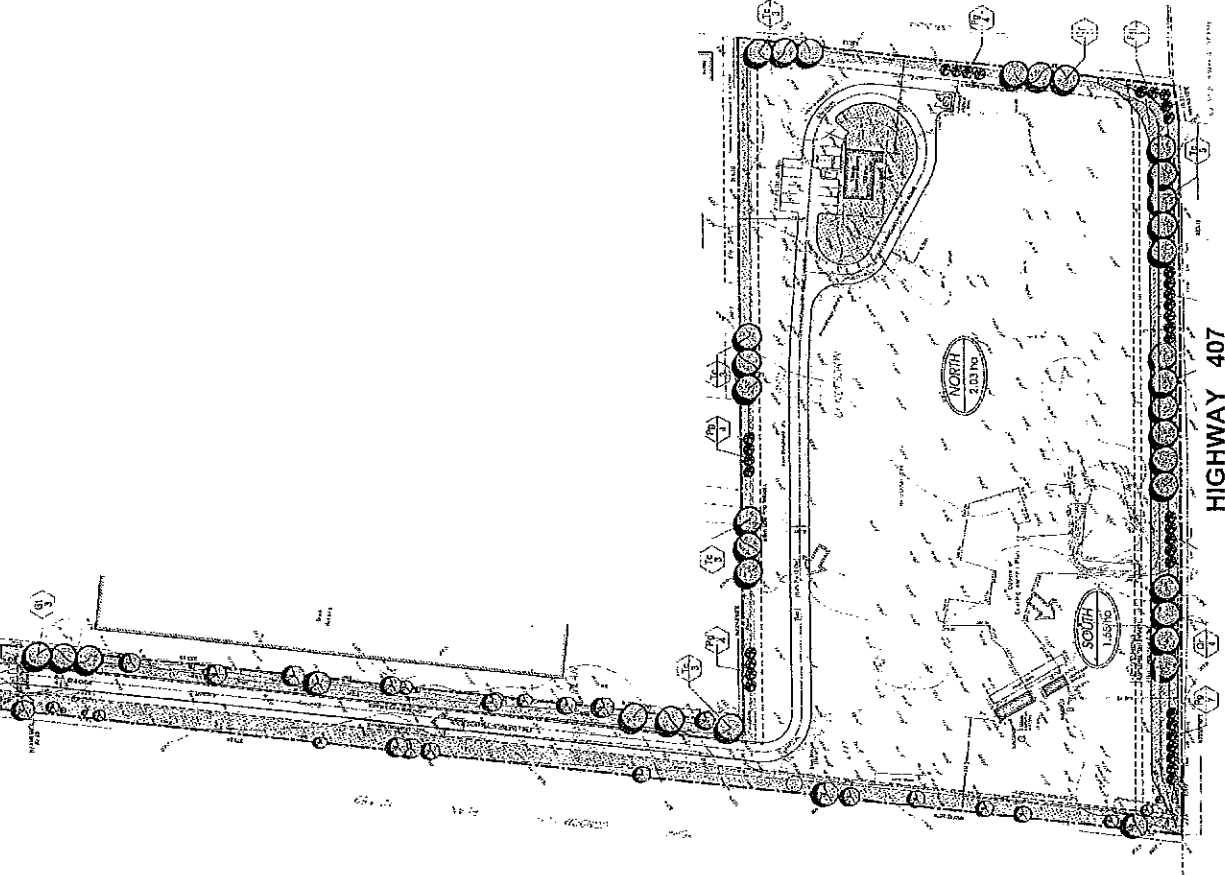
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January 26, 2010

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FRESHWAY DRIVE



HIGHWAY 407

Landscape Plan

Location: Part of Lot 4,
Concession 4

Applicant:
K.J. Beamish Construction Co. Limited

City of Vaughan

The City Above Toronto

Development Planning Department

Attachment

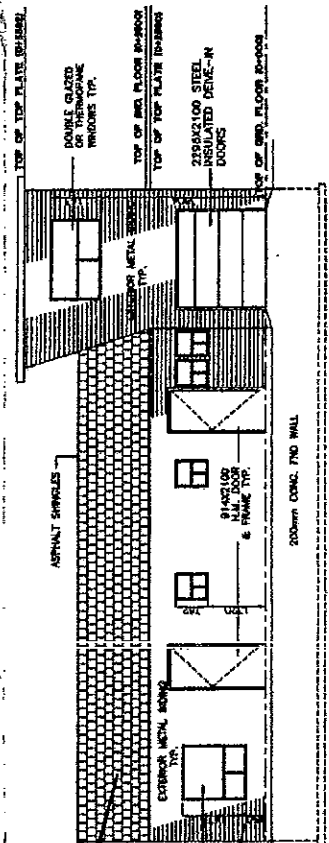
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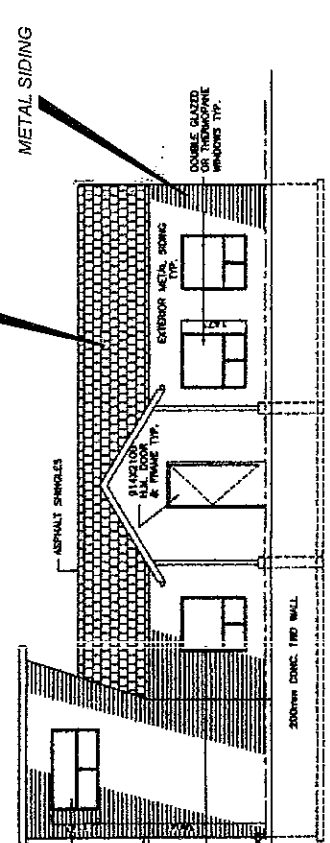
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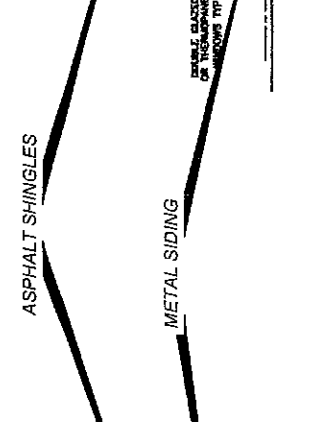
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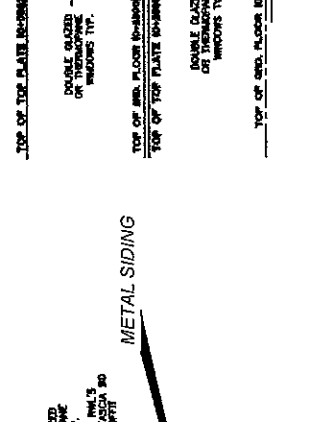
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION