

COMMITTEE OF THE WHOLE DECEMBER 7, 2010

**SITE DEVELOPMENT FILE DA.10.075
YORK MAJOR HOLDINGS INC.
WARD 4**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.10.075 (York Major Holdings Inc.) BE APPROVED, to facilitate the development of a one-storey, 1442.58 m² funeral home, subject to the following conditions:
 - a) that prior to the execution of the Site Plan Letter of Undertaking:
 - i) the final site plan, landscape plan, and building elevations shall be approved by the Vaughan Development Planning Department; and,
 - ii) the final site servicing and grading plan and stormwater management plan shall be approved by the Vaughan Engineering Department;
 - b) that a provision be included in the Site Plan Letter of Undertaking that a second building can be developed and a building permit issued for a funeral home in approved Plan of Subdivision 19T-05V05(N), prior to the registration of the subdivision agreement and the registration of the final subdivision plan.

Contribution to Sustainability

The applicant has advised that the following sustainable features will be provided within the site and building design:

- i) low flow faucets;
- ii) high efficiency hot water tank;
- iii) low-E argon filled glass;
- iv) bicycle racks to promote alternatives to cars; and,
- v) low maintenance, drought tolerant, predominately native plant species.

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.10.075) on the subject lands shown on Attachments #1 and #2 to facilitate the development of a one-storey, 1442.58 m² funeral home (Colaricci Daudlin Frattaroli Funeral Homes Ltd.) as shown on Attachments #3 to #6.

Background - Analysis and Options

Location

The overall subject lands shown on Attachments #1 and #2 are located on the north side of McNaughton Road East, and west of Keele Street, within approved Plan of Subdivision 19T-05V05(N). The limits of the Site Development Application (File DA.10.075) as shown on Attachments #1 and #2, is further identified as Block 20 in approved Plan of Subdivision 19T-05V05(N), located on the northwest corner of MacNaughton Road East and Eaglet Court, in Part of Lots 22 and 23, Concession 3, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Industrial" by OPA #332 (Maple Valley Plan) as amended by OPA #535, and further designated as "Special Policy Area 3" by OPA #604 (Oak Ridges Moraine Conservation Plan). The subject lands are designated "General Employment" by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending Regional approval. The proposed funeral home use and development conforms to the Official Plans.

The subject lands are zoned M1 Restricted Industrial Zone by By-law 1-88, subject to Exception 9(1097). The site-specific Exception permits a funeral home use. The proposed use and development of the property complies with Zoning By-law 1-88.

Site Plan Review

The Vaughan Development Planning Department is generally satisfied with the proposed site plan, building elevations and landscape plan shown on Attachments #3 to #6 and will continue to work with the applicant to finalize the details. The final site plan, building elevations, and landscape plan, must be approved to the satisfaction of the Vaughan Development Planning Department. A condition to this effect is included in the recommendation of this report.

The larger overall property is currently subject to an approved Plan of Subdivision 19T-05V05(N). Block 13 in approved Plan of Subdivision 19T-05V05(N) is currently developed with one industrial building (Load King), which was permitted to develop, prior to the registration of the subdivision agreement and registration of the final subdivision plan, which are both outstanding, as shown on Attachment #2. The Vaughan Development Planning Department and the Vaughan Engineering Department are satisfied that the development of a second building on the subject lands, prior to the registration of the subdivision agreement and final subdivision plan, can be accommodated. The applicant has been delayed by the City of Toronto in clearing the required conditions for the subdivision. A provision will be included in the Site Plan Letter of Undertaking that will allow a second building to be developed and a building permit issued for the funeral home, prior to the registration of the subdivision agreement and final subdivision plan, which is satisfactory to the Vaughan Building Standards Department. Any additional site development within the overall subdivision lands, prior to the registration of the subdivision agreement and final subdivision plan, will be reviewed on a case-by-case basis, however, the applicant should make every effort to register their subdivision agreement, clear outstanding subdivision conditions, and register their final subdivision plan, in a timely manner, which is expected in Spring 2011.

Vaughan Engineering Department

The Vaughan Engineering Department is working with the applicant to finalize the details of the grading and servicing plans and stormwater management report. The final plans and report shall be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is included in the recommendation of this report.

The applicant is currently working with the Vaughan Engineering Department in executing a Subdivision Agreement for the subject lands.

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

N/A

Conclusion

The Site Development Application has been reviewed in accordance with OPA #332 (Maple Valley Plan), OPA #535, OPA #604, new City of Vaughan Official Plan 2010, By-law 1-88, approved Plan of Subdivision 19T-05V05(N), comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied that the proposed development 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 contained in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevation Plan
6. Clock Tower Sign Details

Report prepared by:

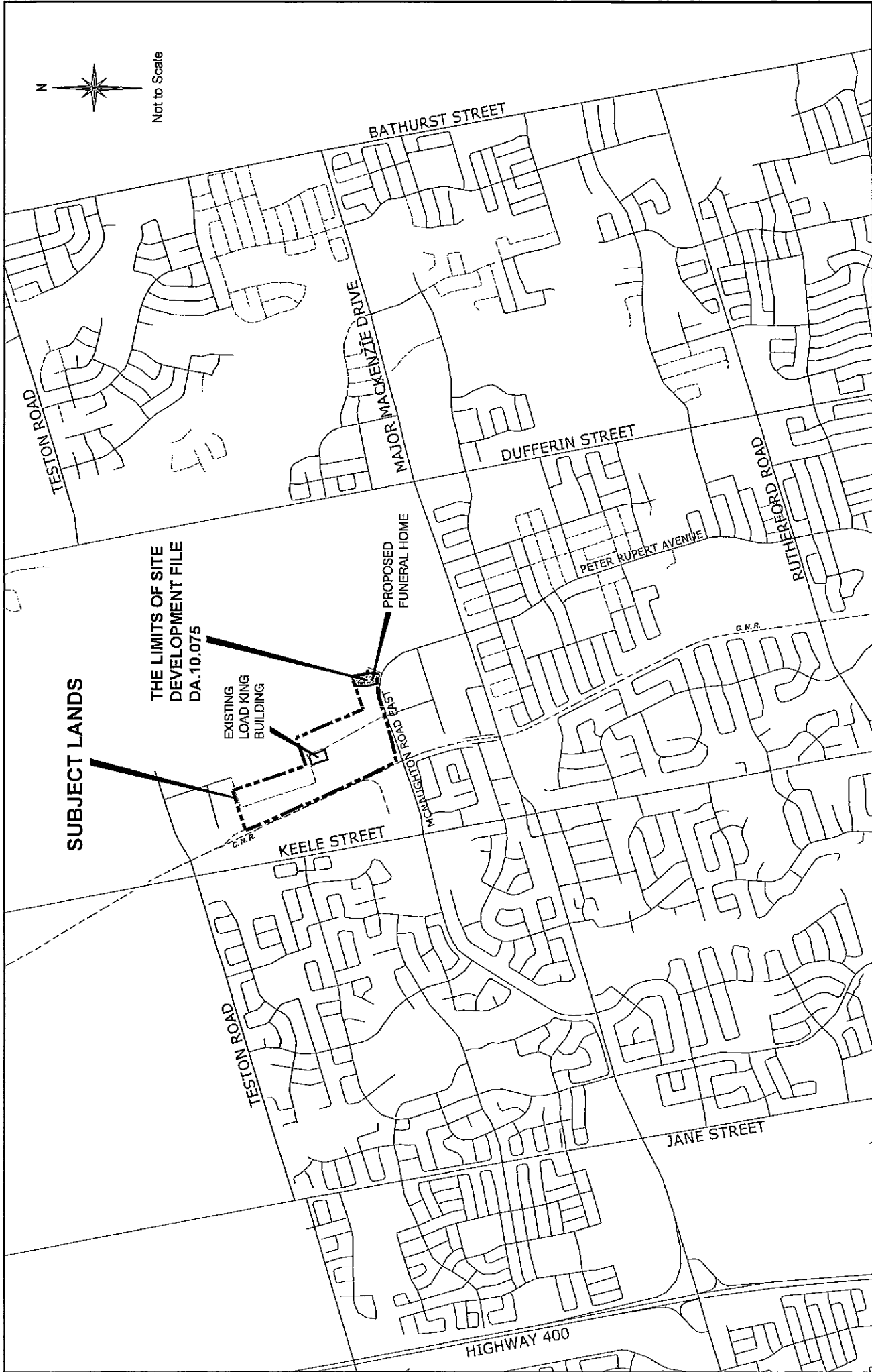
Mary Caputo, Planner 1, ext. 8215
Christina Napoli, Acting Senior Planner, ext. 8483
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Respectfully submitted,

JOHN ZIPAY
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/LG



Context Location Map

Location: Part of Lots 22 & 23,
Concession 3

Applicant:
York Major Holdings Inc.

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Attachment

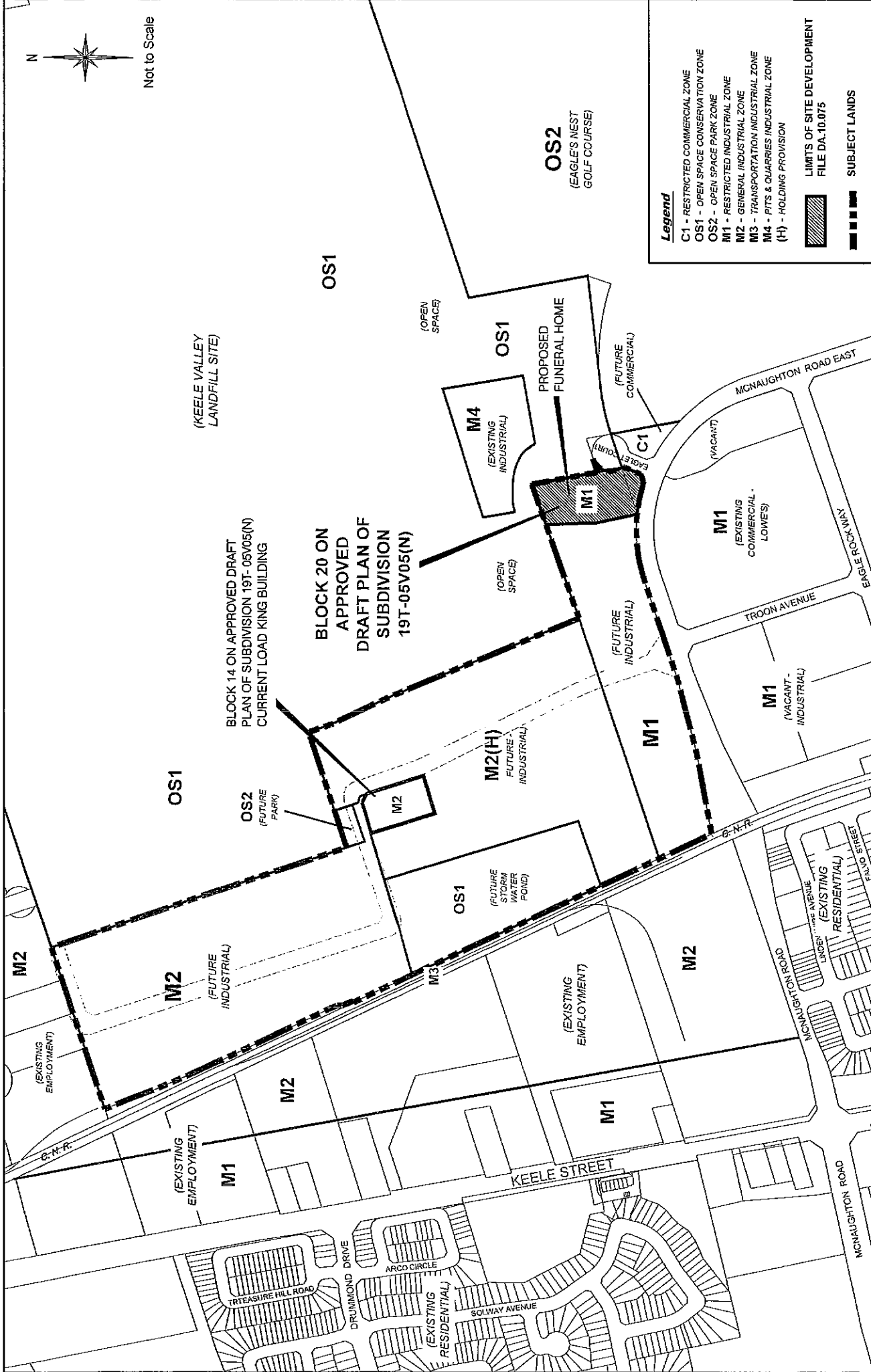
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DA.10.075

Date:
November 12, 2010

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Legend

- C1 - RESTRICTED COMMERCIAL ZONE
- OS1 - OPEN SPACE CONSERVATION ZONE
- OS2 - OPEN SPACE PARK ZONE
- M1 - RESTRICTED INDUSTRIAL ZONE
- M2 - GENERAL INDUSTRIAL ZONE
- M3 - TRANSPORTATION INDUSTRIAL ZONE
- M4 - PITS & QUARRIES INDUSTRIAL ZONE
- (H) - HOLDING PROVISION

LIMITS OF SITE DEVELOPMENT
FILE DA.10.075

SUBJECT LANDS

Attachment

File: **2**
 DA.10.075
 Date: November 12, 2010



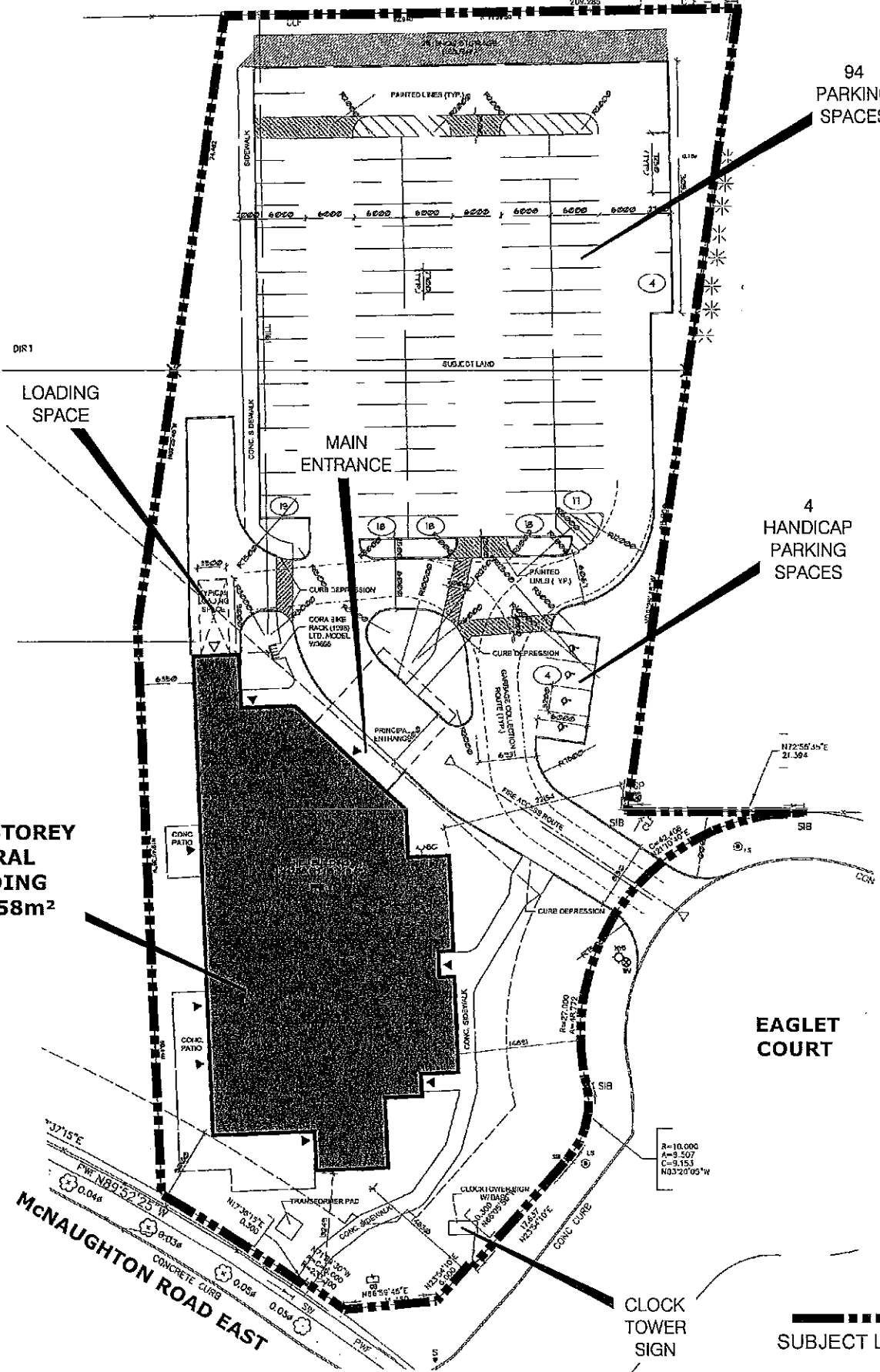
Location Map

Location: Part of Lots 22 & 23,
 Concession 3

Applicant:
 York Major Holdings Inc.



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Site Plan

Location: Part of Lots 22 & 23, Concession 3

Applicant: York Major Holdings Inc.

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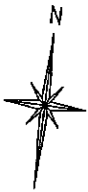


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File: DA.10.075

Date: November 12, 2010

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LOADING SPACE

VACANT INDUSTRIAL

CONCRETE PAVING

UNIT PAVING

EXIST

CONCRETE WALKWAY

K 24

ONE STOREY FUNERAL BUILDING

EAGLET COURT

CONCRETE PAVING

CLOCK TOWER SIGN

McNAUGHTON ROAD EAST

Landscape Plan

Location: Part of Lots 22 & 23, Concession 3

Applicant: York Major Holdings Inc.

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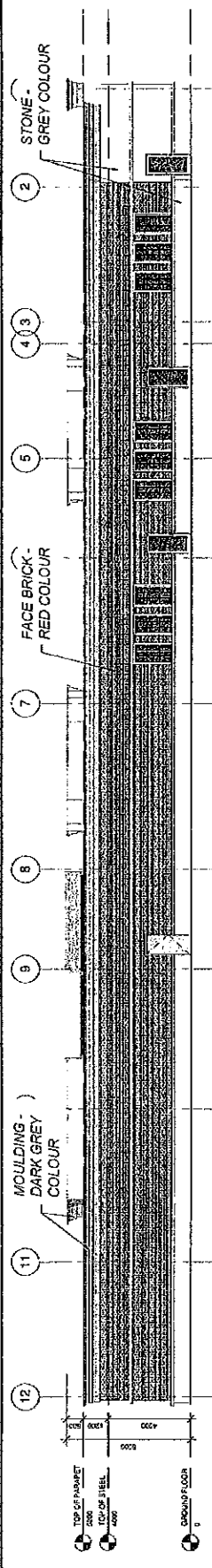


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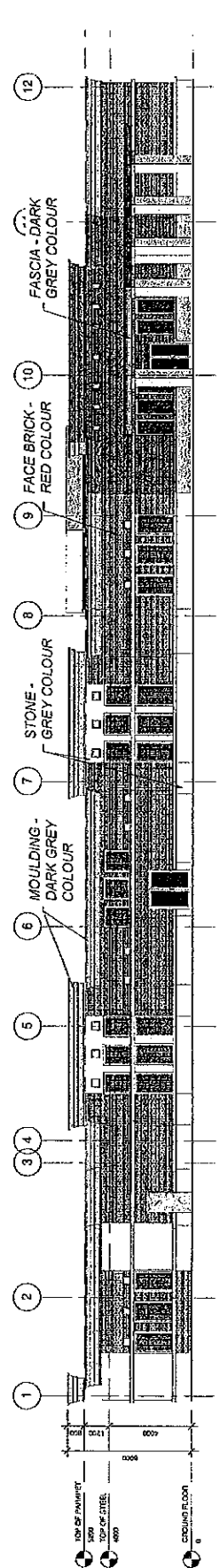
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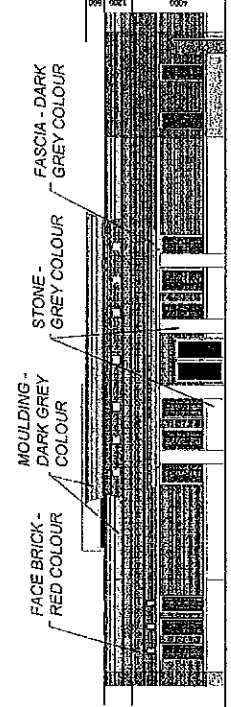
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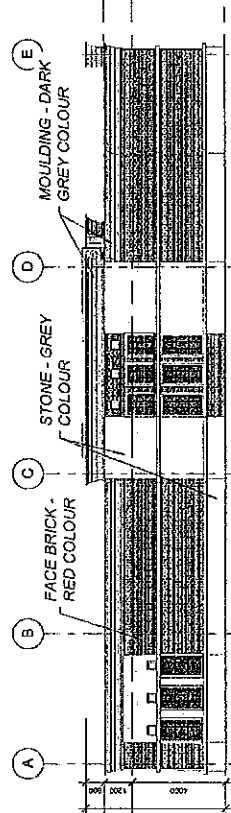
West Elevation



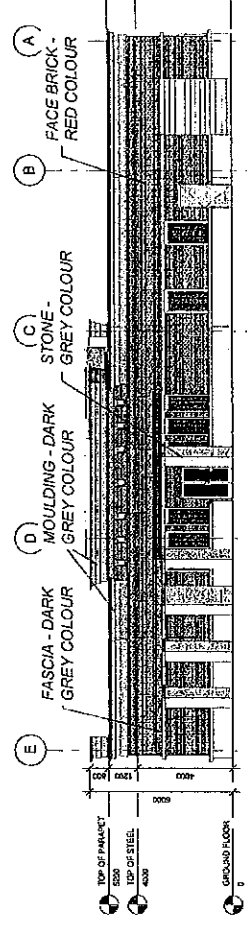
East Elevation - Facing Eaglet Court



North-East Elevation



South Elevation - Facing McNaughton Road



North Elevation

Not to Scale

Elevation Plan

Location: Part of Lots 22 & 23,
Concession 3

Applicant:
York Major Holdings Inc.

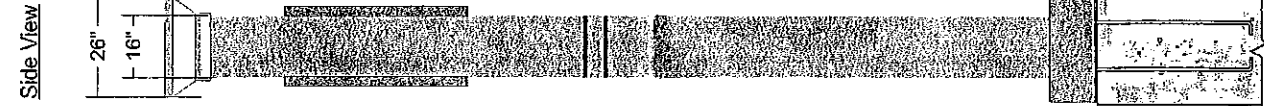
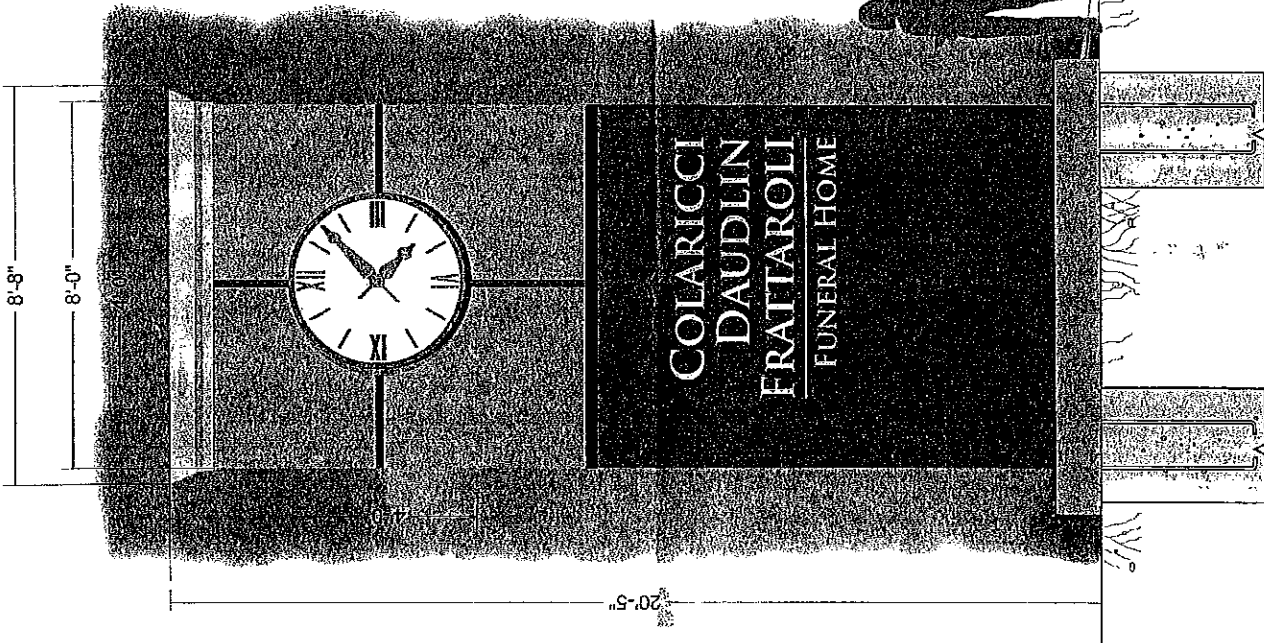
11-157-11 ATTACHMENT 1515 DA (Rev. 10.07/5)-114

Attachment

File:
DA.10.075

Date:
November 12, 2010





Decorative Aluminum Crown Moulding

Framing for sign boxes

- 1.5" x 1.5" x 3/16" aluminum angle
- .125 aluminum face cladding
- thru-bolt thru main frame w/ 1/2" threaded rods

D/F Illuminated Mechanical Clock

Illumination

- H.D. fluorescent daylight lamps @ 12" o.c.
- H.O. Outdoor type sign ballasts
- 24ga stl. metal raceways & covers

Fasteners

- drill & tap into pole structure w/ 1/2" dia. zinc steel bolts

Letters

- cut out aluminum panels
- push thru acrylic letters

Sign Poles (Internal)

- 8" x 8" x 125" HSS stl.

Baseplate

- 16" x 16" x 1 1/4" thk. stl. baseplate (cut into pole) welded inside & outside
- drill 1 3/4" dia holes for (8) eight 1 1/4" dia x 4'-0" hooked stl. anchor bolts c/w dbl. nuts & washers.

Concrete Base

- 30" dia. poured reinforced concrete caisson (pour against undisturbed soil)

Electrical feed supply (by others)

Not to Scale

Clock Tower Sign Details

Location: Part of Lots 22 & 23, Concession 3

Applicant: York Major Holdings Inc.

11-10711 ATTACHMENTS\DA\06-19-075-001



Attachment

File: DA.10.075
Date: November 12, 2010

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