

**COMMITTEE OF THE WHOLE APRIL 12, 2011**

**SITE DEVELOPMENT FILE DA.10.111  
ROYCOURT INC. C/O DIPOCE MANAGEMENT LIMITED  
WARD 4**

**Recommendation**

The Commissioner of Planning and the Director of Development Planning recommend:

1. THAT Site Development File DA.10.111 (Roycourt Inc. c/o DiPoce Management Limited) BE APPROVED, to permit the development of a new 2,090 m<sup>2</sup> lumber storage structure as shown on Attachments #3 to #6, subject to the following condition:
  - a) that prior to the execution of the Site Plan Letter of Undertaking, the final site servicing and grading plan and stormwater management report shall be approved by the Vaughan Engineering Department.

**Contribution to Sustainability**

The applicant has advised that low maintenance, drought tolerant, predominately native plant species will be provided within the site design.

**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.10.111) on the subject lands shown on Attachments #1 and #2 to permit the development of a new 2,090 m<sup>2</sup> lumber storage structure as shown on Attachments #3 to #6 inclusive. The site is developed with an existing building supply outlet and lumber facility known as Central Fairbank Lumber as shown on Attachment #3.

**Background - Analysis and Options**

**Location**

The subject lands shown on Attachments #1 and #2 are located on the north side of Steeles Avenue West, between Keele Street and Dufferin Street, municipally known as 1900 Steeles Avenue West, City of Vaughan. The surrounding land uses are shown on Attachment #2.

**Official Plan and Zoning**

The subject lands are designated "Prestige Area" along Steeles Avenue West and "Employment Area General" in the interior of the site by OPA #450 (Employment Area Plan). The proposed new lumber storage structure conforms to the "Prestige Area" policies of the Official Plan, which does not permit outside storage.

The subject lands are designated "Commercial Mixed Use" along Steeles Avenue West and "General Employment Area" in the interior of the site by the new City of Vaughan Official Plan 2010, which was adopted by Vaughan Council on September 7, 2010, and is pending York Region approval.

The subject lands are zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone by By-law 1-88, in the manner shown on Attachment #2. The proposed lumber storage structure complies with the EM1 Zone Requirements in Zoning By-law 1-88, which does not permit outside storage.

#### Site Plan Review

The 6.15 ha site is developed with a 5,543m<sup>2</sup> building supply outlet, 2 accessory storage structures totaling 4,663 m<sup>2</sup> and outside lumber storage, which supports the operation of the Central Fairbank Lumber facility. The proposed additional 2,090m<sup>2</sup> storage structure will enclose lumber materials that are currently stored outside. The lumber storage structure is proposed in the southeast area of the property, facing Steeles Avenue West. The Owner has proposed additional landscaping in the south building elevation, along the entrance driveway and along the Steeles Avenue West frontage. The additional landscaping will consist of deciduous and coniferous trees, continuous shrub beds, perennial flowers and sodding. The storage structure will be setback 59.6 m from Steeles Avenue West, which will assist to soften the appearance and scale of the 1-storey storage structure.

The Vaughan Development Planning Department is satisfied with the lumber storage structure elevations and additional landscaping as shown on Attachments #4 to #6 inclusive. The site plan, building elevations, and landscape plan, are acceptable to the Vaughan Development Planning Department.

#### 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 must be approved to the satisfaction of the Vaughan Engineering Department. A condition to this effect is included in the recommendation of this report.

#### 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 has reviewed the application and has no objections to the proposed development.

#### Conclusion

The Site Development Application has been reviewed in accordance with OPA #450, By-law 1-88, comments from City Departments and the area context. The Vaughan Development Planning Department is satisfied that the proposed 2,090m<sup>2</sup> lumber storage structure 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 condition contained in this report.

**Attachments**

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan
5. North & South Elevations - Proposed Storage Structure
6. East & West Elevations - Proposed Storage Structure

**Report prepared by:**

Mary Caputo, Planner 1, ext. 8215

Christina Napoli, Senior Planner, ext. 8483

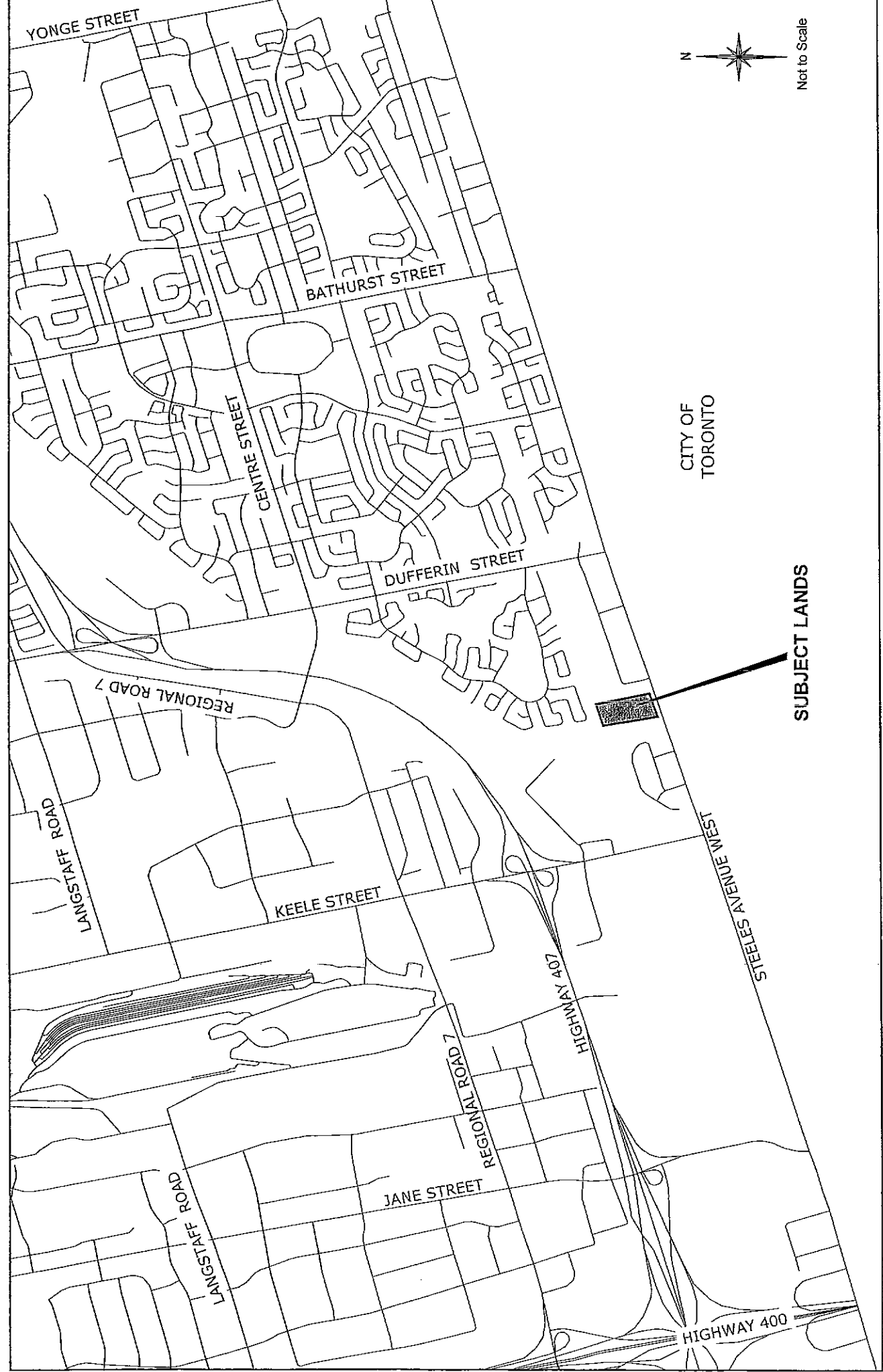
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN ZIPAY  
Commissioner of Planning

GRANT UYEVAMA  
Director of Development Planning

/LG



Not to Scale

# Attachment

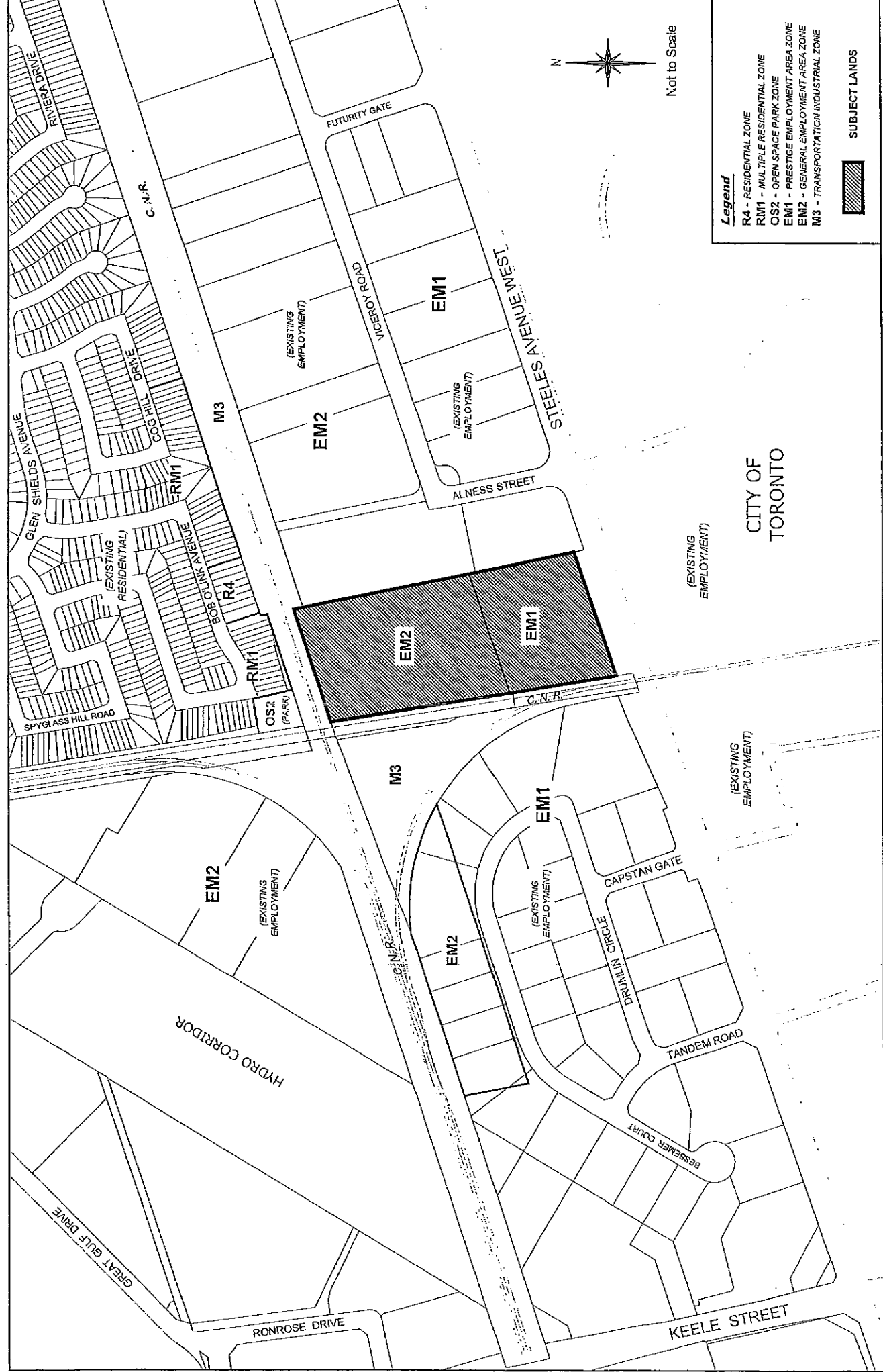
File: DA.10.111  
Date: March 08, 2011

# Context Location Map



Location:  
Part of Lot 1, Concession 3

Applicant:  
Roycourt Inc. c/o DiPoce Management Limited  
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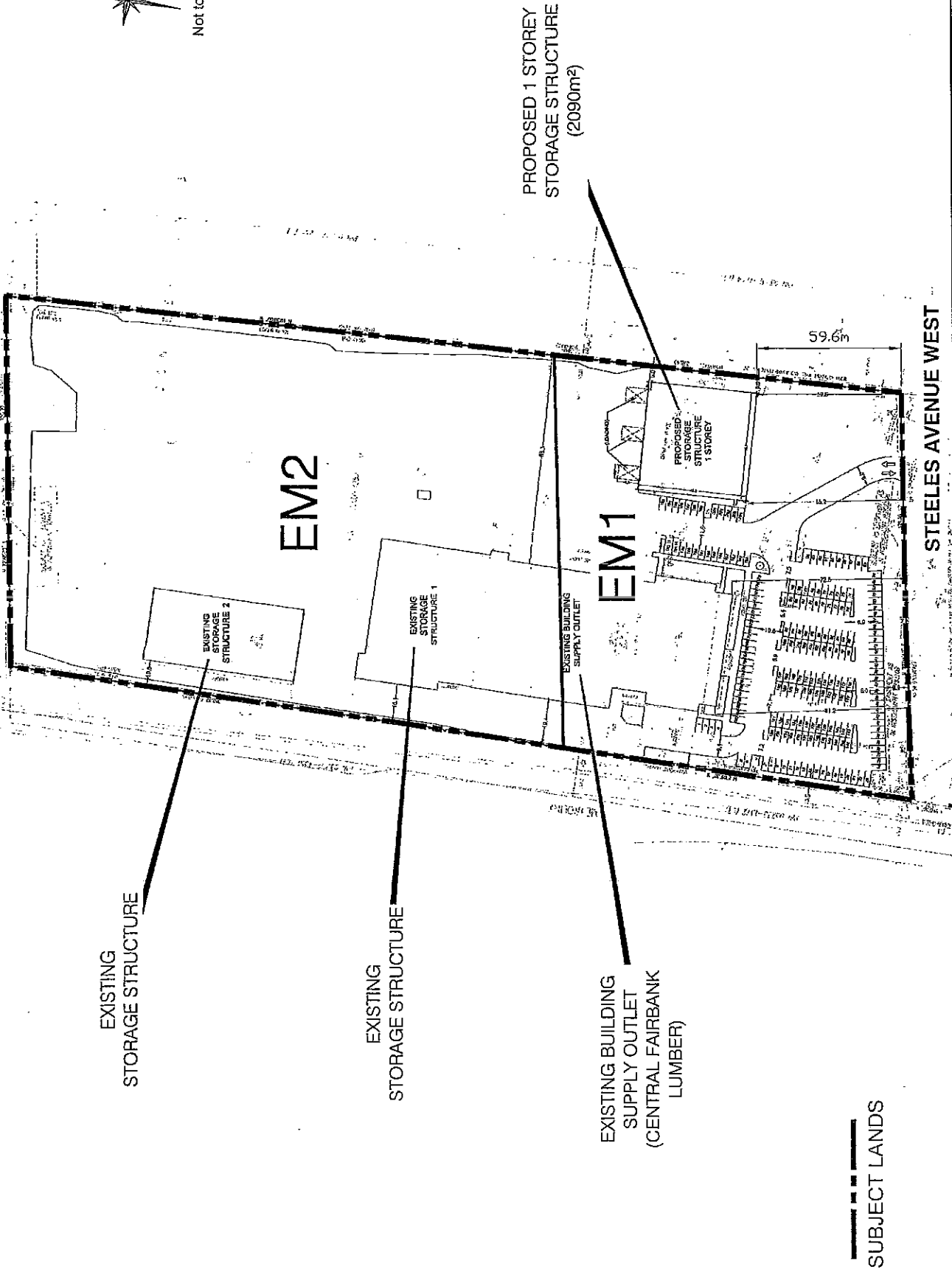


CITY OF TORONTO





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EXISTING STORAGE STRUCTURE

EXISTING STORAGE STRUCTURE 2

EXISTING STORAGE STRUCTURE

EXISTING STORAGE STRUCTURE 1

EXISTING BUILDING SUPPLY OUTLET (CENTRAL FAIRBANK LUMBER)

EXISTING BUILDING SUPPLY OUTLET

PROPOSED 1 STOREY STORAGE STRUCTURE (2090m²)

EM2

EM1

59.6m

STEELES AVENUE WEST

--- SUBJECT LANDS

# Site Plan

Location:  
Part of Lot 1, Concession 3

Applicant:  
Roycourt Inc. c/o DiPoce Management Limited

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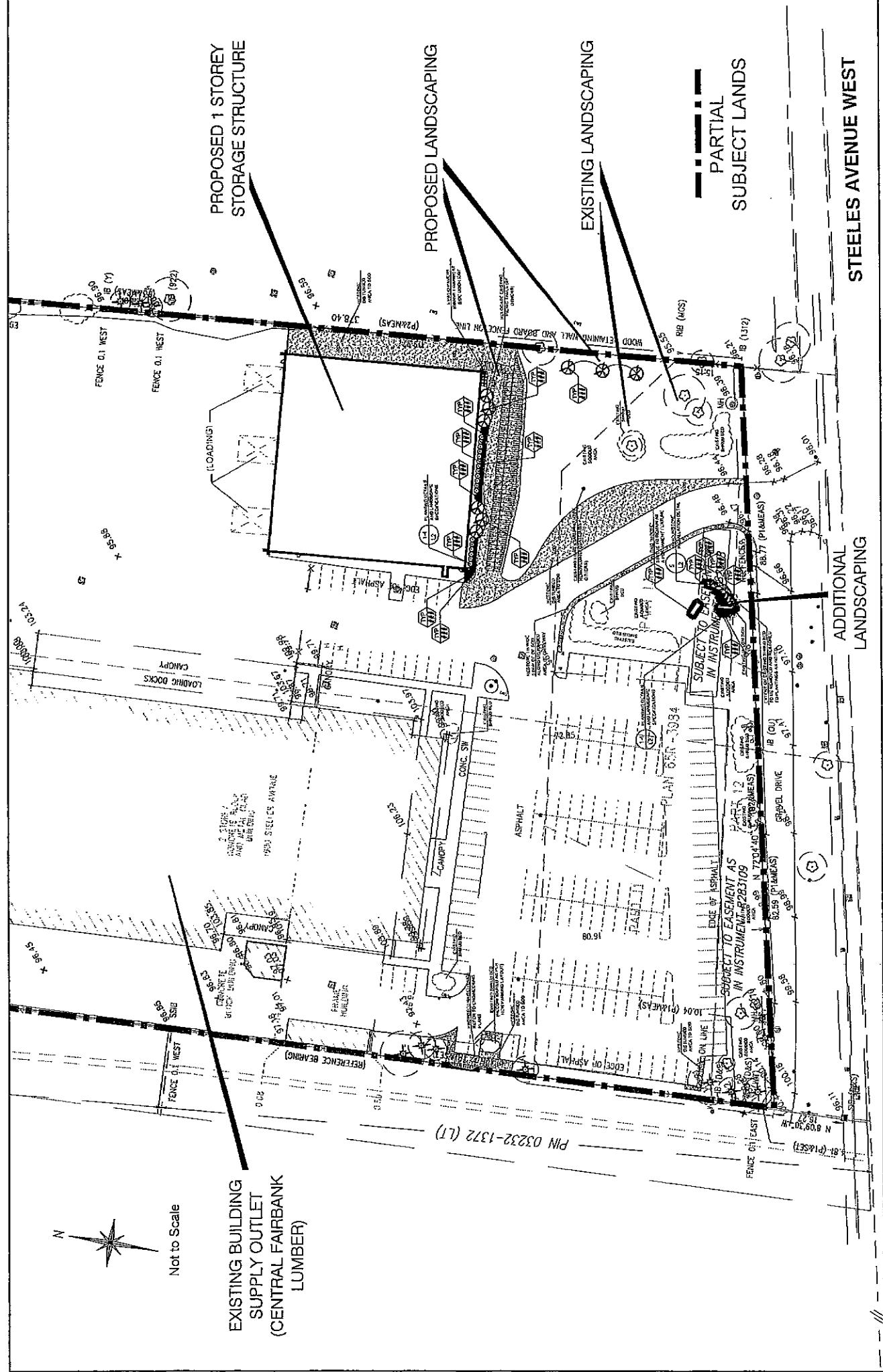
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File:  
DA.10.111

Date:  
March 08, 2011



# 3



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EXISTING BUILDING  
SUPPLY OUTLET  
(CENTRAL FAIRBANK  
LUMBER)

PROPOSED 1 STOREY  
STORAGE STRUCTURE

PROPOSED LANDSCAPING

EXISTING LANDSCAPING

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PARTIAL  
SUBJECT LANDS

STEELES AVENUE WEST

ADDITIONAL  
LANDSCAPING

# Landscape Plan

Location:  
Part of Lot 1, Concession 3

Applicant:  
Roycourt Inc. c/o DiPoce Management Limited

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# Attachment

File:  
DA.10.111

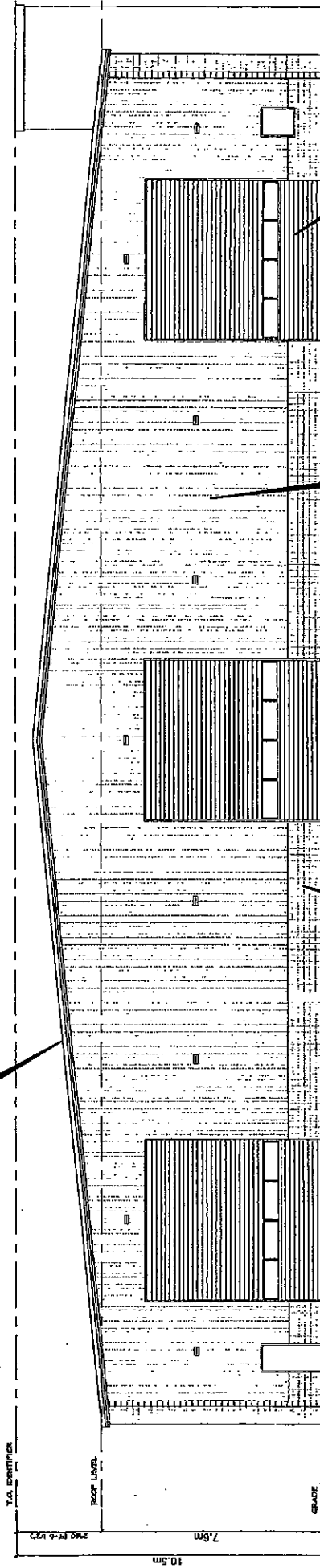
Date:  
March 08, 2011



**VAUGHAN**  
Development Planning Department

# 4

GREY METAL ROOFING

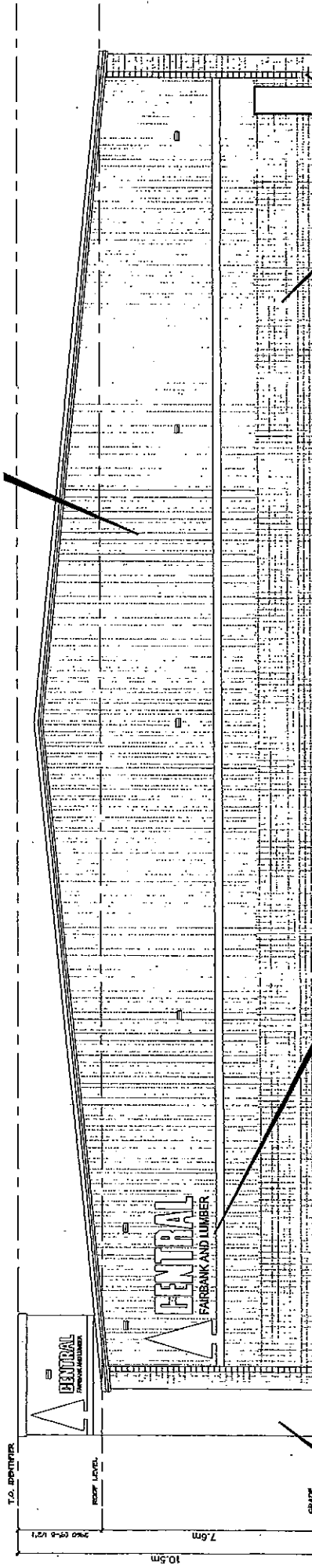


NORTH (REAR) ELEVATION

GREY CONCRETE ARCHITECTURAL BLOCK

BLUE METAL CLADDING

WHITE METAL OVERHEAD DOOR



SOUTH (FRONT) ELEVATION

BLUE METAL CLADDING

YELLOW SIGNAGE

GREY CONCRETE ARCHITECTURAL BLOCK

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# North & South Elevations - Proposed Storage Structure

Applicant: Roycourt Inc. c/o DiPoce Management Limited  
 Location: Part of Lot 1, Concession 3



Attachment

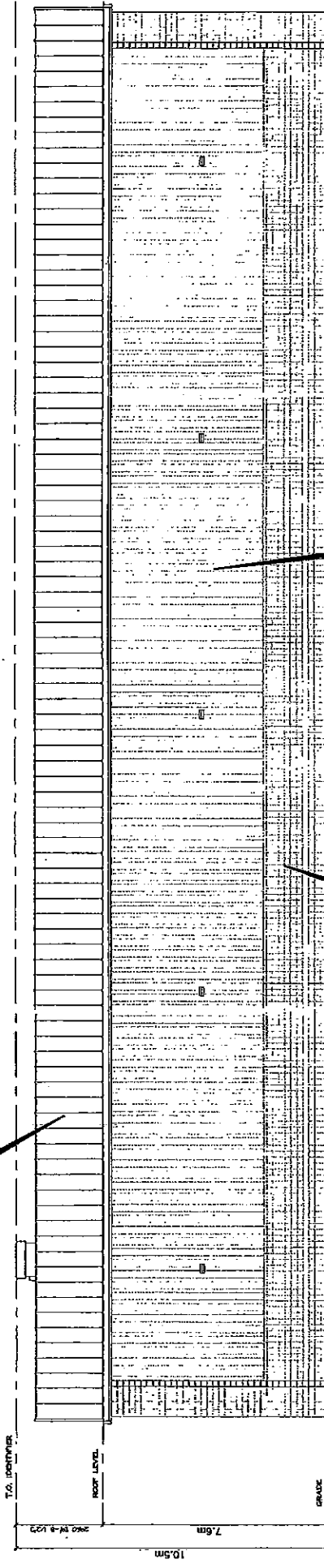
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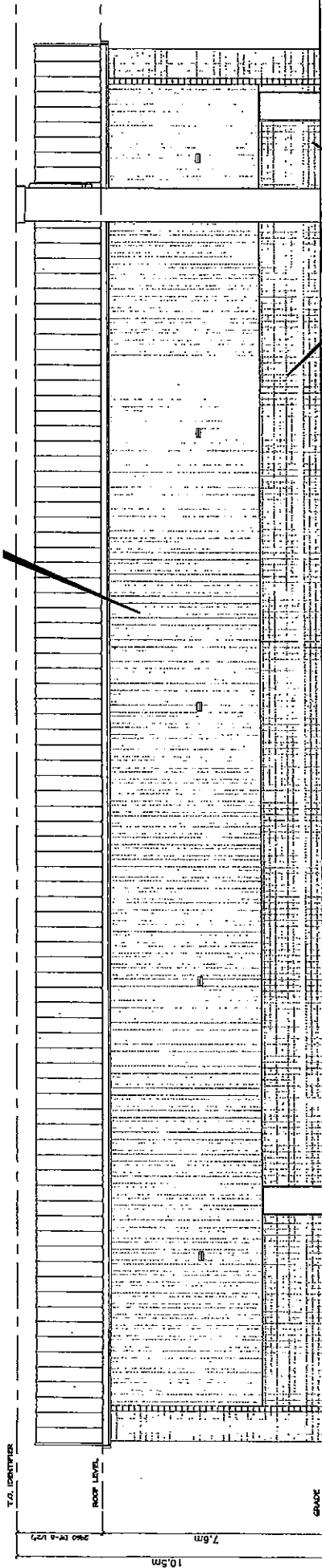
GREY METAL ROOFING



EAST ELEVATION

GREY CONCRETE ARCHITECTURAL BLOCK

BLUE METAL CLADDING



WEST ELEVATION

GREY CONCRETE ARCHITECTURAL BLOCK

Not to Scale

# East & West Elevations - Proposed Storage Structure

Applicant: Roycourt Inc. c/o DiPoce Management Limited  
 Location: Part of Lot 1, Concession 3



Attachment

6

File: DA.10.111

Date: March 08, 2011