

COMMITTEE OF THE WHOLE DECEMBER 6, 2011

**SITE DEVELOPMENT FILE DA.04.006
APRA TRUCK LINES
WARD 2**

Recommendation

The Commissioner of Planning recommends:

1. THAT Site Development File DA.04.006 (Apra Truck Lines) BE APPROVED, to permit the development of the subject lands shown in Attachments #1 and #2, with a truck terminal including 85 truck parking spaces as shown on Attachment #3, subject to the following conditions:
 - a) That prior to the execution of the Site Plan Agreement:
 - i) the final site plan and landscape plan shall be approved to the satisfaction of the Vaughan Development Planning Department;
 - ii) the final site grading and servicing plans, on-site circulation, and stormwater management report, shall be approved by the Vaughan Development/Transportation Engineering Department;
 - iii) the Owner shall satisfy all requirements of the Region of York Transportation Services Department;
 - iv) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - v) the Owner shall satisfy all requirements of Enbridge Gas and TransCanada Pipeline; and,
 - vi) the required variance to permit a drive aisle and a drainage ditch located within 10m of the TransCanada Pipeline Easement shall be approved by the Vaughan Committee of Adjustment, and that the Committee's decision shall be final and binding.

Contribution to Sustainability

N/A

Economic Impact

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

Communications Plan

A Notice of this meeting was mailed to Mr. Paul Mantella, who requested notice of any meetings with regard to this application.

Purpose

The Owner has submitted Site Development File DA.04.006 on the subject lands shown on Attachments #1 and #2, to permit the development of a truck terminal including 85 truck parking spaces on the property, in the manner shown on Attachments #3 and #4.

Background - Analysis and Options

Location

The subject lands shown on Attachments #1 and #2 have a lot area of 1.83 ha and are located at the southeast corner of Major Mackenzie Drive and Highway 50, being Part of Lot 20, Concession 10, City of Vaughan. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning

The subject lands are designated "Prestige Area" by OPA #450 (Employment Area Plan), as amended by site-specific OPA #509, which redesignated the subject lands from "Railway Facilities" to "Prestige Area" and which prohibits outside storage, not including trucks and truck trailers. The subject lands are designated "General Employment" by the new City of Vaughan Official Plan 2010 (VOP 2010), which was adopted by Vaughan Council on September 7, 2010 (as modified on September 27, 2011) and is pending approval from the Region of York. The proposal conforms to the Official Plans.

The subject lands are zoned EM1 Prestige Employment Area Zone by Zoning By-law 1-88, subject to Exception 9(1040), which permits the proposed truck terminal use and provides for site-specific development standards including the requirement that all buildings, structures, parking areas or storm water management facilities maintain a minimum 10 m setback from the TransCanada Pipeline easement. The proposed use conforms with Zoning By-law 1-88, however, variances are required to permit a drive aisle and a proposed re-aligned drainage ditch to locate within 10m of the TransCanada Pipeline Easement as shown on Attachment #3. The Development Planning Department can support the required variances since both Trans Canada Pipeline and Enbridge Gas have no objections to the proposal, subject to conditions discussed later in this report. Should Vaughan Council approve the Site Development Application, the required variances to Zoning By-law 1-88 shall be approved by the Vaughan Committee of Adjustment, and the Committee's decision must be final and binding, prior to the execution of a Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Site Plan Review

The proposed site plan is shown on Attachment #3 and illustrates the configuration of the 85 truck trailer parking spaces on the subject lands. Access to the property is proposed from Major Mackenzie Drive. The surface of the proposed facility is to be constructed with asphalt paving. TransCanada Pipelines maintains an easement along the southern portion of the property as shown on Attachment #3, upon which trucks will not be permitted to park. Enbridge Gas also maintains an interest in the easement.

The proposed landscape plan (Attachment #4) consists of a mix of deciduous and coniferous trees and shrubs within the 12 m wide landscaped berm abutting Highway 50 and Major Mackenzie Drive. The landscaped berm abutting Highway 50 also includes a re-aligned drainage ditch that has been approved in principle by the Toronto and Region Conservation Authority (TRCA).

The Development Planning Department will continue to work with the applicant to finalize the site and landscape plans. The final site plan, landscape plan and landscape cost estimate 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.

Vaughan Development/Transportation Engineering Department

As part of the proposal, the Owner is proposing a gabion channel parallel to Major Mackenzie Drive that collects existing drainage from Highway 50 and outlets into an existing drainage swale.

The Owner has submitted site servicing and grading plans and a storm water management report which must be approved to the satisfaction of the Vaughan Development/Transportation Engineering Department, prior to the execution of a Site Plan Agreement. A condition to this effect is included in the recommendation of this report.

Toronto and Region Conservation Authority (TRCA)

The Toronto and Region Conservation Authority (TRCA) has no objections to the subject application and notes that the applicant has already obtained a TRCA Permit under Ontario Regulation 166/06 for the construction of a drainage swale (Permit No. C-0749). The Owner will be required to enter into the necessary Agreement(s) and obtain any required Permits from the TRCA. A condition to this effect is included in the recommendation of this report.

TransCanada Pipelines and Enbridge Gas

A pipeline is located on the southern portion of the subject lands which is under the jurisdiction of both TransCanada Pipelines and Enbridge Gas. Both agencies have advised that they are not opposed to the proposal, however, have indicated that a barrier structure is to be erected on the edge of the easement to prevent access on top of the pipeline as shown on Attachment #3. Furthermore, illegal filling has occurred on top of the easement which must be properly removed and replaced. A Permit in this regard is required from Enbridge Gas. The Owner will be required to enter into the necessary Agreement(s) with either/both agency and obtain any required Permits from either in this regard. 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 Well-being".

Regional Implications

The Region of York has jurisdiction with respect to the proposed access on Major Mackenzie Drive. The Owner will be required to enter into the necessary Agreement(s) with the Region and obtain any required Permits from the Region in this regard. A condition to this effect is included in the recommendation of this report.

Conclusion

The Vaughan Development Planning Department has reviewed Site Development File DA.04.006 to permit a truck terminal in consideration of the policies of OPA #450, as amended by site-specific OPA #509, Zoning By-law 1-88, the comments received from City Departments and external public agencies, and the surrounding area context. The proposed use conforms to the Official Plan and complies with Zoning By-law 1-88, subject to the applicant obtaining two variances from the Vaughan Committee of Adjustment as identified in the staff report. The Development Planning Department is satisfied with the proposed site and landscape plans shown on Attachments #3 and #4, respectively, and will continue to work with the applicant to address outstanding comments. Accordingly, the Development Planning Department can support the approval of the Site Development Application and the required variances to Zoning By-law 1-88, subject to the conditions in this report.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan
4. Landscape Plan

Report prepared by:

Clement Messere, Planner, ext. 8409

Carmela Marrelli, Senior Planner, ext. 8791

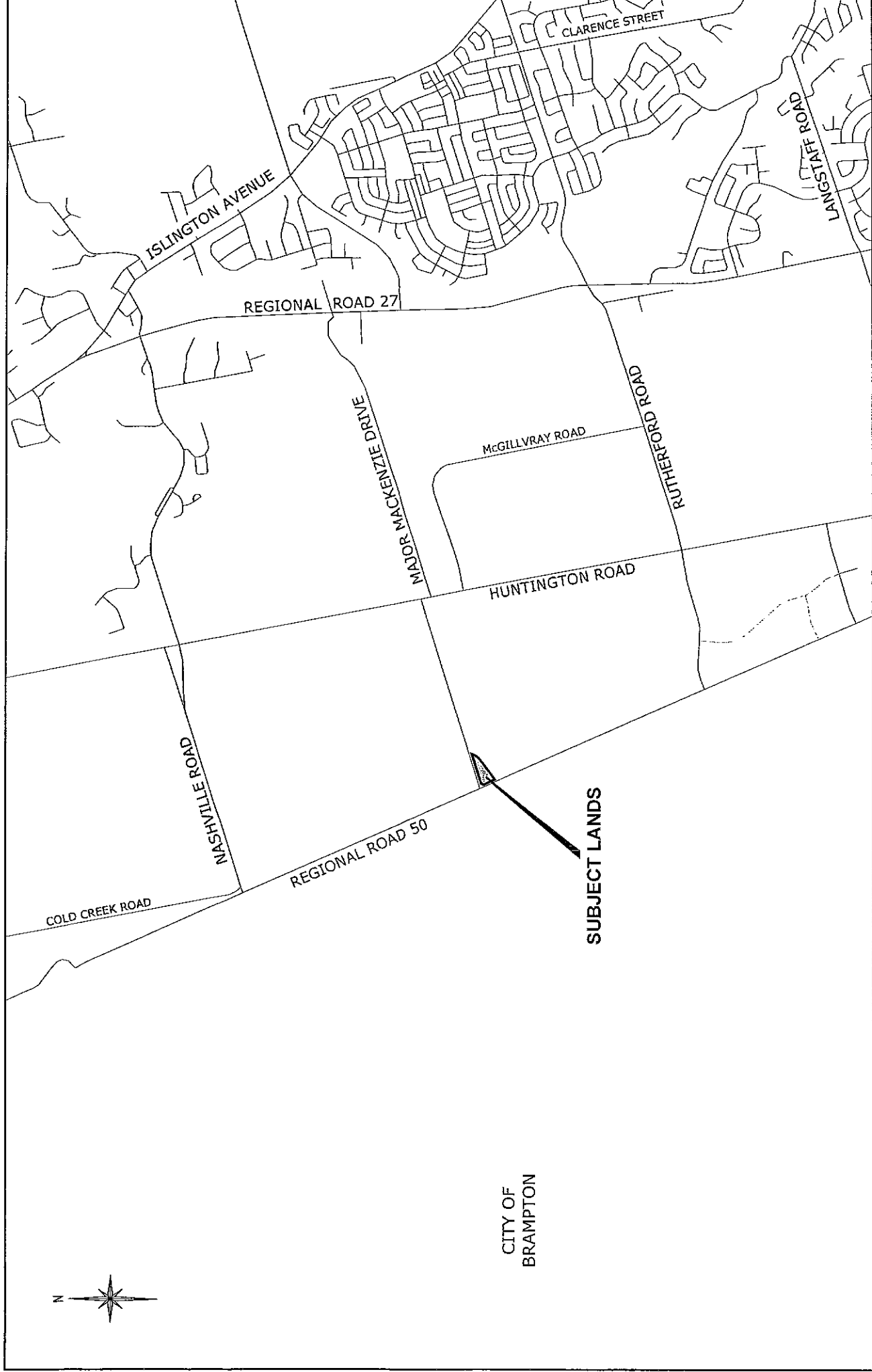
Mauro Peverini, Manager of Development Planning, ext. 8407

Respectfully submitted,

JOHN MACKENZIE
Commissioner of Planning

GRANT UYEYAMA
Director of Development Planning

/CM



Context Location Map

Location: Part of Lot 20,
Concession 10

Applicant:
Apra Truck Lines

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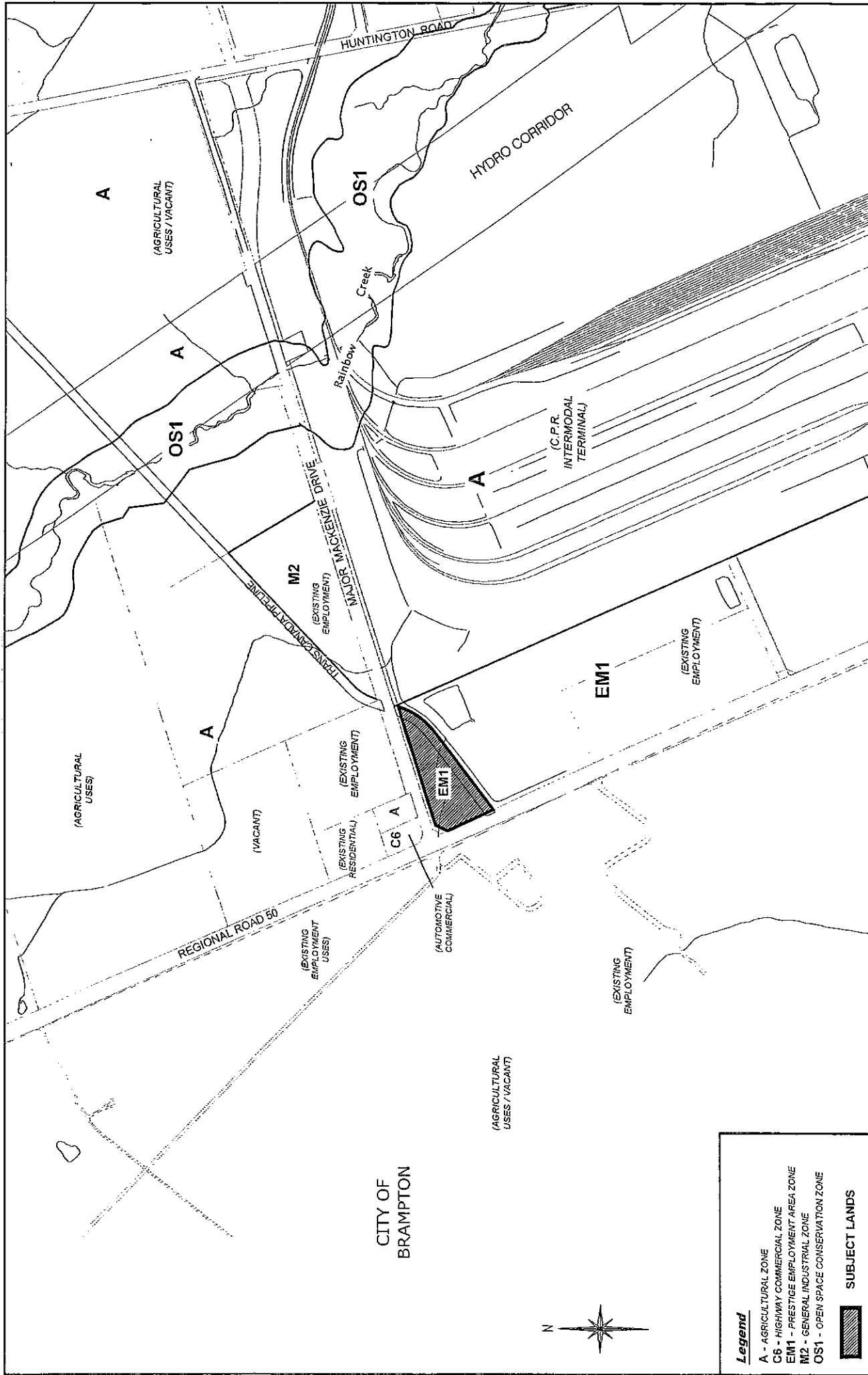


Attachment

File: DA.04.006

Not to Scale

Date: November 23, 2011



Location Map

Location: Part of Lot 20,
Concession 10

Applicant:
Apra Truck Lines

11-1877-1-2010-04-006-10-05-14-0000-001



Attachment

File: DA.04.006
Not to Scale
Date: November 23, 2011

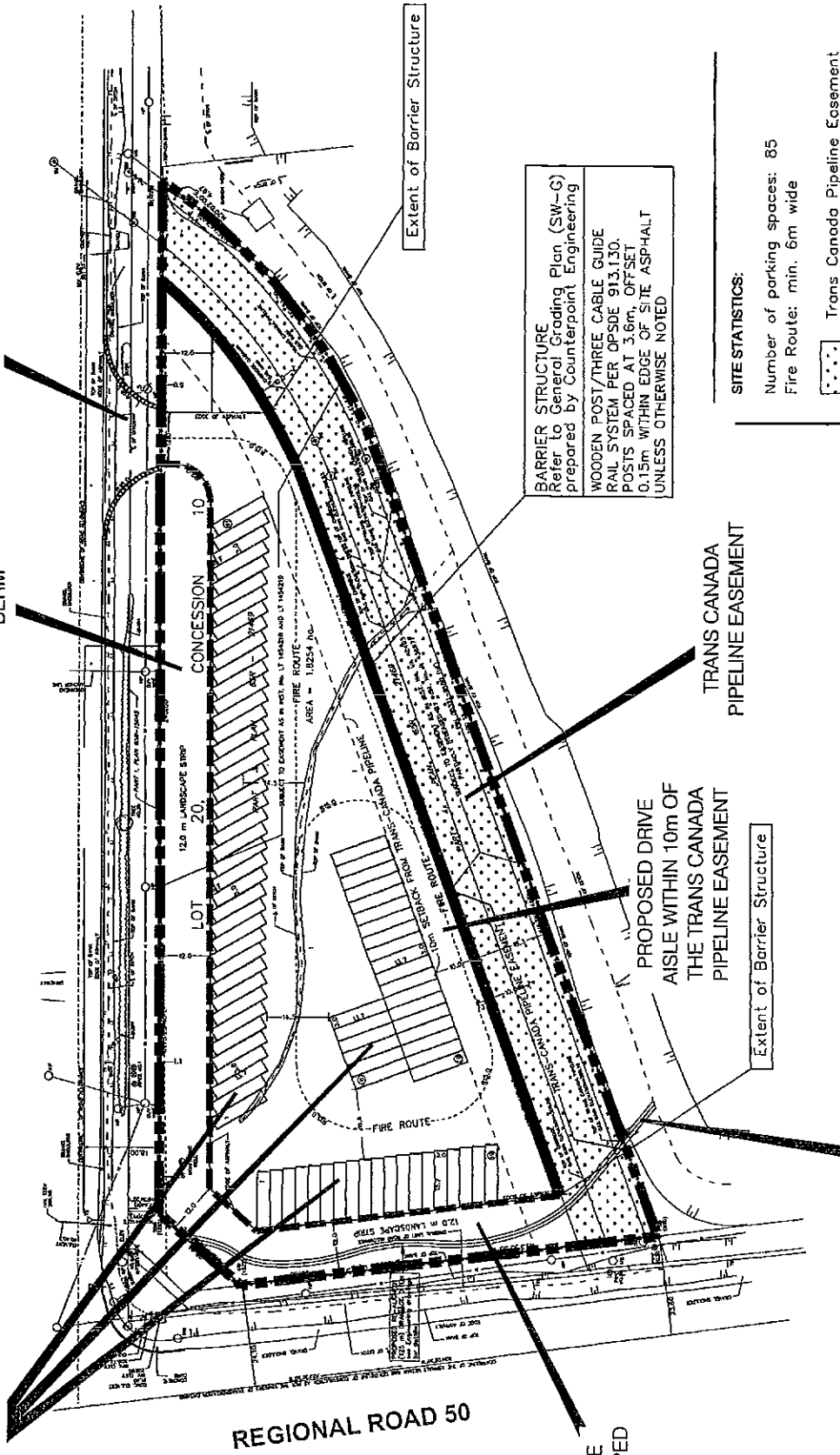
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PROPOSED TRUCK
PARKING SPACES
(85 TOTAL)

MAJOR MACKENZIE DRIVE

12m WIDE
LANDSCAPED
BERM

ACCESS




REGIONAL ROAD 50


12m WIDE
LANDSCAPED
BERM



SITE STATISTICS:

Number of parking spaces: 85
Fire Route: min. 6m wide

 Trans Canada Pipeline Easement

 SUBJECT LANDS

Site Plan

Location: Part of Lot 20,
Concession 10

Applicant:
Apra Truck Lines



Attachment

File: DA.04.006

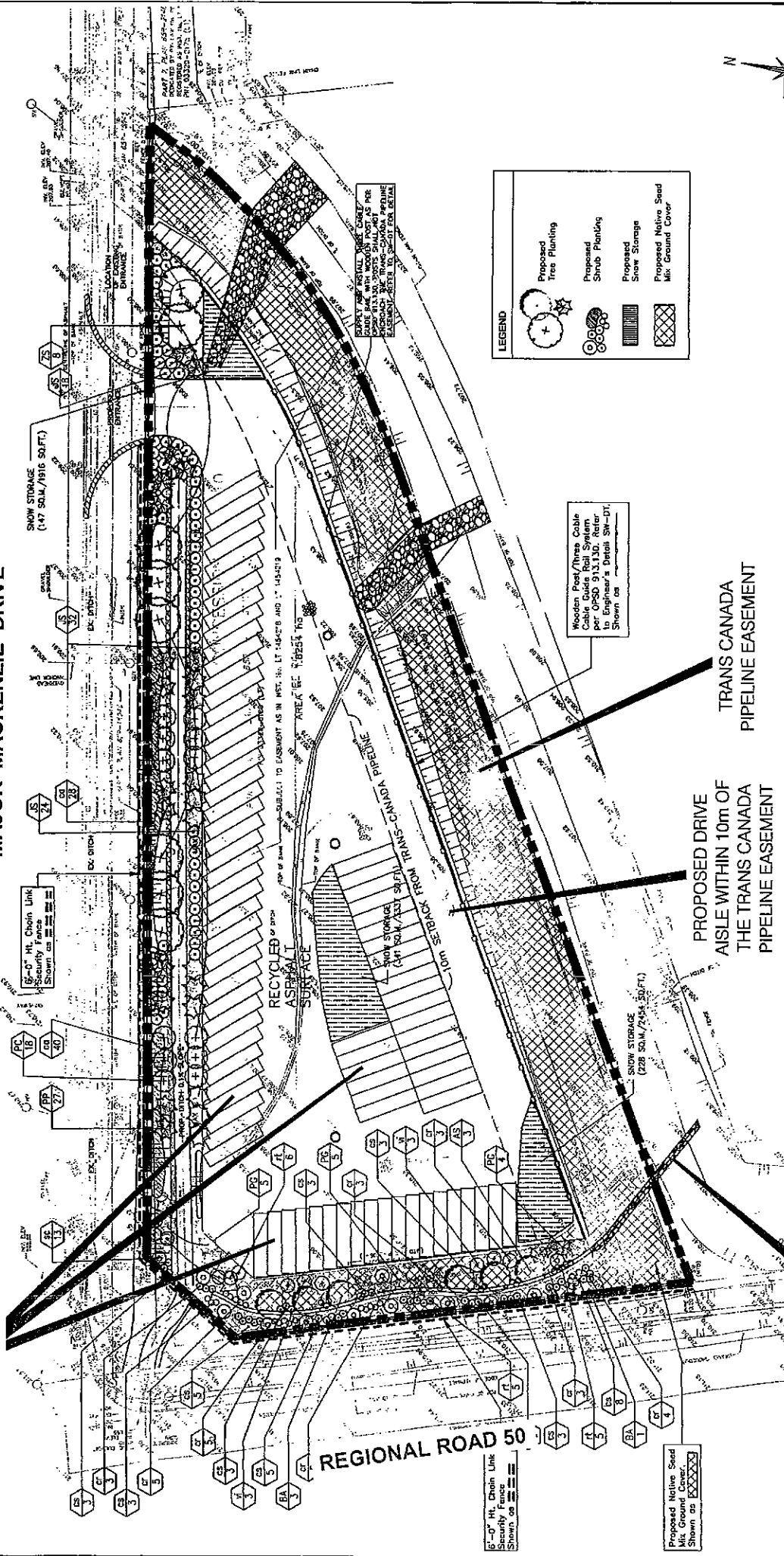
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Date: November 23, 2011

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PROPOSED TRUCK
PARKING SPACES
(85 TOTAL)

MAJOR MACKENZIE DRIVE



LEGEND

	Proposed Tree Planting
	Proposed Shrub Planting
	Proposed Snow Storage
	Proposed Native Seed Mix Ground Cover

SUBJECT LANDS

Landscape Plan

Location: Part of Lot 20,
Concession 10
Applicant:
Apra Truck Lines



Attachment

File: DA.04.006
Not to Scale
Date: November 23, 2011

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