

Item:



Committee of the Whole Report

DATE: Tuesday, February 05, 2019

WARD: 3

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.18.010
ZONING BY-LAW AMENDMENT FILE Z.18.017
SITE DEVELOPMENT FILE DA.18.031
MAJOR WESTON CENTRES LIMITED
VICINITY OF MAJOR MACKENZIE DRIVE AND CITYVIEW
BOULEVARD**

FROM:

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Official Plan Amendment, Zoning By-law Amendment and Site Development Files OP.18.10, Z.18.017 & DA.18.031 for the subject lands shown on Attachments 1 and 2 to permit a 4-storey, 11,100 m² self-storage facility as shown on Attachments 3 to 7.

Report Highlights

- The Owner proposes to develop a portion of the subject lands with a 4-storey, 11,100 m² Self-Storage Facility.
- Amendments to the Official Plan and Zoning By-law and Site Development Approval are required to permit the Self-Storage Facility.
- York Region exempted the Official Plan Amendment from Regional approval.
- The Development Planning Department supports the Applications, as the proposed development is consistent with the *Provincial Policy Statement 2014*, and in conformity to the Growth Plan and the York Region Official Plan.

Recommendations

1. THAT Official Plan Amendment File OP.18.010 (Major Weston Centres Limited) BE APPROVED; to amend the following policies of Vaughan Official Plan 2010, Volume 2, Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road, respecting the Subject Lands, as shown on Attachments 1 and 2:
 - a) Section 12.6.4.2 to permit a Self-Storage Facility in the “Commercial District” designation;
 - b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area east of Vellore Park Avenue to 32,500 m² to permit the Self-Storage Facility on the Subject Lands.
2. THAT Zoning By-law Amendment File Z.18.017 (Major Weston Centres Limited) BE APPROVED; to amend Zoning By-law 1-88, specifically the “C5 Community Commercial Zone”, Exception 9(1327), to permit a 4-storey, 11,100 m² Self-Storage Facility in the manner shown on Attachment 3, together with the exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. THAT Vaughan Council approve of the implementing Draft Official Plan Amendment No. 35 (Major Weston Centres Limited), attached as Attachment 8, subject to minor revisions, as may be required to implement the final approved development;
4. THAT the Owner be permitted to apply for a Minor Variance Application(s) to the Vaughan Committee of Adjustment, if required, before the second anniversary of the day on which the implementing Zoning By-law for the Subject Lands comes into effect, to permit minor adjustments to the implementing Zoning By-law
5. THAT Site Development File DA.18.031 (Major Weston Centres Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit a 4-storey, 11,100m² Self-Storage Facility as shown on Attachments 3 to 7:
 - a) that prior to the execution of a Site Plan Letter of Undertaking:
 - i) The Development Planning Department shall approve the final site plan, landscape plan, photometric plan, landscape cost estimate and building elevations
 - ii) The Owner shall successfully obtain approval of Consent File B021/18 to facilitate the creation the new lot for the Self-Storage Facility and any required easement(s) for the sharing of services between the

neighbouring landowner from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Consent Application shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee, including the following:

- a. The Owner shall successfully obtain the required servicing easement(s) to utilize the existing stormwater and sanitary sewer in favour of the subject development (future landowner), to the satisfaction of the Development Engineering Department
 - b. The Owner shall prepare and register an associated reference plan, at their expense, which is required to facilitate the required servicing easement(s). The Owner shall submit a draft reference plan prior to depositing the plan, to the satisfaction of the Development Engineering Department
 - c. The Owner shall submit a Letter and/or proof of a private site servicing agreement between the Owner and the future landowner, which acknowledges that the Owner shall cover all costs associated with water billing as a direct result of the new development and shared water servicing, to the satisfaction of the Development Engineering Department
- iii) The Development Engineering Department shall approve the final grading plan, servicing plan, erosion sediment control plan, photometric plan, Functional Servicing Brief, and Hydrogeological Report
 - iv) The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division
 - v) The Owner shall satisfy all requirements of the Ministry of Transportation, including the issuance of a Building and Land Use Permit
- b) That the Site Plan Letter of Undertaking include the following provision:
 - i) The Owner shall pay to the City the applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board

Background

The subject lands (the 'Subject Lands') are located on the northeast corner of Weston Road and Major Mackenzie Drive, as shown on Attachments 1 and 2. A portion of the Subject Lands, shown as 'Proposed Development Area' (the 'Development Area') on Attachments 1 is proposed to be severed from the Subject Lands to create a lot for a Self-Storage Facility as shown on Attachments 3 to 7.

Official Plan and Zoning By-law Amendment and Site Development Applications are required to permit the Development

The Owner has submitted the following applications (the 'Applications') to permit a development consisting of a 4-storey, 11,100 m² Self-Storage Facility (the 'Development'), as shown on Attachments 3 to 7:

1. Official Plan Amendment File OP.18.010, to amend the following policies of Vaughan Official Plan 2010 ("VOP 2010"), Volume 2 - Section 12.6 - Northeast Quadrant of Major Mackenzie Drive and Weston Road:
 - a) Section 12.6.4.2 to permit a 4-storey, Self-Storage Facility with a maximum GFA of 11,100 m² in the "Commercial District" designation;
 - b) Section 12.6.4.4 to increase the maximum non-residential developable Gross Floor Area ('GFA') on the lands east of Vellore Park Avenue (Part B on Attachment 2) from 22, 679 m² to 32,500 m² and permit a Self-Storage Facility on a portion of the Subject Lands (the Development Area).
2. Zoning By-law Amendment File Z.18.017 to amend Zoning By-law 1-88, specifically "C5 Community Commercial Zone", Exception 9(1327), to permit a 4-storey, 11, 100 m² Self-Storage Facility, together with site-specific exceptions to Zoning By-law 1-88 identified in Table 1 of this report.
3. Site Development File DA.18.031 to permit the development of a 4-storey, 11,100 m² Self-Storage Facility shown on Attachments 3 to 7.

Public Notice was provided in accordance with the Planning Act and Council's Notification Protocol

On August 10, 2018, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands. A copy of the Notice of Public hearing was also posted on the City's website at www.vaughan.ca and Notice Signs (on Cityview

Boulevard and Major Mackenzie Drive) were installed on the Subject Lands in accordance with the City's Notice Signs Procedures and Protocols.

A Committee of the Whole (Public Hearing) was held on September 17, 2018, to receive comments from the public, and the Committee of the Whole. Vaughan Council, on September 27, 2018, ratified the Recommendation of the Committee of the Whole to receive the Public Hearing Report of September 17, 2018.

No written submissions regarding the Applications were received by the Development Planning Department. No individuals made deputations at the Public Hearing on September 17, 2018, regarding the Applications.

Previous Reports/Authority

[Public Hearing: Item 4, Committee of the Whole \(Public Hearing\) Report No. 28, Ratified by Vaughan Council on September 27, 2018](#)

[OPA 720: Item 51, Report No. 32, of the Committee of the Whole, adopted and amended by Vaughan Council on June 28, 2011](#)

Analysis and Options

The Applications are consistent with the Provincial Policy Statement 2014 (the "PPS")

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides direction to support strong communities, a strong economy and a clean and healthy environment.

The PPS includes policies on key issues that affect communities including:

- The efficient use and management of land and infrastructure
- Protection of the environment and resources
- Ensuring appropriate opportunities for employment and residential development, including a support for a mix of uses

The PPS, Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns, Section 1.1.1 refers to policies respecting healthy, liveable and safe communities. The proposed amendments to VOP 2010 and the Development respect these policies of the PPS by efficiently using a vacant portion of the overall property designated for mixed-use and utilizing existing public infrastructure to service the Subject Lands. The Applications will expand the

range of existing commercial uses within the mixed-use “Commercial District” designation to include the Self-Storage Facility, thereby continuing to meet the needs of existing and future residents and employees in the immediate area. The Development minimizes land consumption through intensification of the commercial lands and will utilize existing public infrastructure to service the lands.

The PPS, Section 1.3 Employment, specifically 1.3.1 c) encourages compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities. The Development is proposed in the “Commercial District” designation and would contribute to the mix and range of commercial and employment uses in the area to service the residents and businesses in the neighbourhood. The intensified use can also be supported by existing public infrastructure in the area. The Applications are consistent with the policy objectives of the PPS.

The Applications conform to the Places to Grow Act - The Growth Plan for the Greater Golden Horseshoe 2017 (the “Growth Plan”)

The Growth Plan came into effect into May 2017 and is intended to guide decision making on the development of land by encouraging a compact built form, transit supportive communities, diverse land uses, and a range of mix of housing types. The Growth Plan encourages the concentration of population and employment growth within the settlement areas and promotes the development of complete communities that offer a mix of housing types, access to local amenities and connections to municipal water and waste water systems.

Section 2.2.1 Managing Growth directs growth to built-up areas and locations with existing or planned transit to achieve complete communities that feature a diverse mix of residential and employment uses and convenient access to local stores. Section 2.2.5 Employment promotes economic development and competitiveness by ensuring that employment uses are strategically located within transit-oriented areas.

The proposed location of the Development within the “Commercial District” designation is surrounded by a mix of uses including residential, commercial, and similar employment uses east of Cityview Boulevard. The proposed self-storage facility will satisfy the diverse needs of the community and serve the existing commercial and employment uses in the immediate area and is easily accessible. The Applications conform to the Growth Plan.

The Applications conform to the York Region Official Plan (the ‘YROP’)

The Subject Lands are designated “Urban Area” on Map 1, “Regional Structures” by the YROP 2010, which permits a range of residential, industrial, commercial and institutional uses. The YROP encourages intensification within the Urban Area and throughout York Region. YROP 2010 also encourages pedestrian scale, safety, comfort and mobility, and the enrichment of the existing area with attractive buildings, landscaping and public streetscapes. YROP 2010 encourages maintaining the economic viability of employment lands, which are contingent upon its long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

Sections 5.0 refers to the *Building Cities and Complete Communities* policies, specifically referring to Section 5.2.8 a) to h), which requires developments to employ a high standard of urban design and must be carefully designed to be compact in built-form that is transit-supportive, and pedestrian oriented to reflect the community.

The proposed building design provides for appropriate building elevations and landscape treatment to enhance the Cityview Boulevard streetscape, and complement the existing retail uses to the west and south. The co-location of the Self-Storage Facility and existing retail uses will offer accessibility and connectivity to and from these uses, at a safe and comfortable pedestrian-oriented scale. The proposed Self-Storage Facility use will be fully contained within the 4-storey building and will efficiently utilize the vacant lands. The Applications conform to the policies of the YROP.

The Development Planning Department supports the proposed Official Plan Amendment, Zoning By-law Amendment applications and Site Development application

The Subject Lands are designated “Mid-Rise Mixed-Use” by VOP 2010, with a “Commercial District” overlay and permits a maximum building height of 6-storeys, and a Floor Space Index (‘FSI’) of 2.0 times the area of the lot. The Development is considered an employment use, which is not permitted and therefore an amendment to the VOP 2010 is required.

The Development Planning Department can support a Self-Storage Facility at this location, as it will function primarily as an employment use and utilize a built-form and design in keeping with the surrounding commercial uses. The proposed building design is intended to integrate with the mixed-uses in the existing “Commercial District” on the Subject Lands. In addition, a similar existing self-storage facility is located in the employment area east of Cityview Boulevard (Attachment 1) that currently serves the residents and businesses in this area.

The Development is proposed in a location that is easily accessible to major road networks being Cityview Boulevard and Major Mackenzie Drive, and existing residential communities and an employment area to the east. The design of the building is proposed to complement the existing mixed-use community and conforms with the Citywide Urban Design Guidelines and architectural guidelines within the Block 33 West Community. Accordingly, the proposed use is considered an appropriate form of development within the “Commercial District”.

VOP 2010 currently permits the following uses on the Subject Lands shown on Attachment 2:

- 17,000 m² of GFA on Part A (lands west of Vellore Park Avenue, within the “Village District”)
- 22,679 m² of GFA on Part B (east of Vellore Park Avenue, within the “Commercial District”)
- 11,000 m² of GFA on Part C (west of Vellore Park Avenue, within the “Commercial District”)

Parts A and C (located west of Vellore Park Avenue) are currently vacant and undeveloped. Part B east of Vellore Park Avenue is developed with 22,536.11 m² of GFA for commercial/retail uses, which includes the 12,033 m² department store (Wal-Mart), and 1,532 m² of GFA previously allotted for a building within the Development Area (Self-Storage Facility).

Part C (Attachment 2) was subject to development applications (Files OP.18.004, Z.18.001, 19T-18V002, and DA.18.003, Vaughan NW Residences Inc.), which were approved by Vaughan Council on September 27, 2018. The applications were for the development of 179 townhouse dwellings on a private common element condominium road. These lands previously formed a part of the Subject Lands and are now identified as Part C, west of Vellore Park Avenue on Attachment 2. Approval of these townhome applications removed 11,000 m² of commercial GFA permissions within Part C.

The Owner is proposing to reassign permitted GFA on Parts A, B and C as follows:

- Maintain the 17,000 m² of GFA on Part A (west of Vellore Park Avenue)
- Add 11,100 m² of GFA associated with the Self-Storage Facility to Part B (east of Vellore Park Avenue, within the Commercial District”), thereby increasing the permitted total GFA on Part B from 22,679 m² to 32,500 m²
- Remove the previously approved 11,000 m² of GFA from Part C (west of Vellore Park Avenue, within the “Commercial District”)

The reassignment of non-residential GFA on the Subject Lands is in keeping with the intent of the initial policy (OPA #720) to impose a maximum non-residential building GFA specifically within Part B east of Vellore Park Avenue, where the Development is proposed. The reduction to the overall GFA to the west of Vellore Park Avenue area is necessary to accurately reflect the existing built-out conditions and areas for future development. The increases to the total building GFA are considered appropriate for the scale of development as it promotes intensification within the “Commercial District”. The amendments are in keeping with the planned function of the Subject Lands to promote a mid-rise and mixed-use development; therefore, the amendments to VOP 2010 can be supported.

The proposed Development is 4-storeys in height and occupies a total GFA of 11,100 m². The building typology is considered a low-rise in built-form, is compact, and efficiently utilizes the vacant lands. The Development is comprised of 4 floors which contain storage units ranging from 2 m² to 28 m² in size on each floor. The accessory office and retail uses are proposed at the ground floor level and accessed only through the main entrance.

The Development satisfies the design criteria for Low-Rise Buildings

The Development respects the design criteria for Low-Rise Buildings in Section 9.2.3.4 a) through d) of VOP 2010. The Development is 4-storeys in height (maximum of 16.5 m), whereas VOP 2010 permits a maximum building height of 6-storeys. A Low-Rise Building is also a permitted building type within the “Mid-Rise Mixed-Use” designation. Surface parking is proposed along the north lot line, separated from Westwind Park by an existing wood privacy fence and a 3 m wide landscaped area, as shown on Attachment 3. A high-level landscape treatment is proposed throughout the site to screen the proposed parking spaces from Cityview Boulevard and thereby meets the intent of this policy. An bioswale is proposed south of the building, which will maintain on-site drainage and includes a mixture of plantings and hard and soft landscape materials. The rooftop of the building includes the mechanical equipment which will be screened by the parapet with a white roof to maintain a solar reflective index.

The Development complies with the City-Wide Urban Design Guidelines and Urban Design Criteria applicable to the “Commercial District”, and architectural design guidelines within the Block 33 West Community

The Development is subject to the urban design criteria and architectural design guidelines within the Block 33 West Community, City-Wide Urban Design Guidelines and urban design criteria within Section 12.6.7 of VOP 2010.

The Development respects the design criteria and has consideration for built-form and the pedestrian realm. The building is designed to have frontage on Cityview Boulevard and offers pedestrian connections to the municipal sidewalk and to other lands within the “Commercial District”. Pedestrian and bicycle connections are all accessible from the public streets. A driveway access is proposed along Cityview Boulevard, which will provide the access for vehicle and truck maneuvering throughout the site.

Surface parking for the Development is proposed along the north and east property lines and will be screened from Cityview Boulevard with a high-level landscaping treatment. A total of 24 parking spaces, including 2 accessible parking spaces are located on the northside of the building. Parking spaces will be screened with landscaping. The loading area on the northside of the building will not be visible from the street given the orientation of the building and the landscaping proposed. The illuminated signage proposed is in character with the existing approved signage within the “Commercial District”.

The building elevations (Attachments 5 and 6) are comprised of materials including spandrel glazing, glass, metal and pre-cast concrete. In order to enhance the pedestrian experience at the ground-level, which supports the accessory office and retail sales uses proposed; the closest point of the building (south-east corner) maintains the required minimum setback of 3 m from the front lot line. Enhanced landscaping (Attachment 4) which includes shrubs, coniferous and deciduous trees and plantings are proposed to create visual interest and create a strong streetscape.

The Urban Design and Cultural Heritage Division has reviewed the Development and is satisfied that the applicable urban design criteria and architectural guidelines have been achieved.

Amendments to ‘C5 Community Commercial Zone’, Exception 9(1327) to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “C5 Community Commercial Zone”, subject to Exception 9(1327) by Zoning By-law 1-88, which does not permit the proposed Self-Storage Facility, as it is interpreted to be an Employment Use. The following exceptions to Zoning By-law 1-88 are required to permit the Development:

Table 1

	By-law Standard	C5 Community Commercial Zone Requirements, Exception 9(1327)	Proposed Exceptions to the C5 Community Commercial Zone, Exception 9(1327) Requirements
a.	Permitted Uses	An Employment Use (Self-Storage Facility) is not a permitted use.	<p>Permit an Employment Use, specifically a 4-storey Self-Storage Facility with a maximum GFA of 11,100 m².</p> <p>For the purposes of this By-law, a Self-Storage Facility shall mean a building where individual enclosed areas are made available to the public for keeping or storing goods or commodities. Goods or commodities may include personal materials belonging to any individual and items or materials used for the function of a business but stored for logistical purposes.</p> <p>For the purposes of this By-law, accessory retail sales and office uses to an Employment Use are permitted and subject to Section 6.1 General Provisions, specifically Sections 6.1.3, 6.1.4 and 6.1.5 of Zoning By-law 1-88, related to the provision of accessory retail uses and office uses.</p>

	By-law Standard	C5 Community Commercial Zone Requirements, Exception 9(1327)	Proposed Exceptions to the C5 Community Commercial Zone, Exception 9(1327) Requirements
b.	Minimum Number of Parking Spaces	11,100 m ² @ 4 spaces per 100 m ² of GFA = 440 parking spaces	Self-Storage Facility Rate: 11,100 m ² @ 0.21 spaces per 100 m ² of GFA = 24 spaces
c.	Minimum Number of Loading Spaces	3	1
d.	Maximum Building Height	11 m	16.5 m (4-storeys)
e.	Maximum Permitted Gross Floor Area for Parts A, B and C (lands east and west of Vellore Park Avenue)	The maximum GFA shall not exceed 50,679 m ² for Parts A and B	The maximum GFA shall not exceed the following: Part A: 17,000 m ² Part B: 32,500 m ² Total: 49,500 m ²

a) Proposed Self-Storage Facility Use

The proposed Self-Storage Facility use is interpreted to be an Employment Use under Zoning By-law 1-88, which is not permitted by the C5 Zone. The proposed Self-Storage Facility has a warehouse function but functions as Employment Use with accessory office and retail sales, in a compact built form and is an appropriate use on the Subject Lands.

b) Minimum Number of Parking and Loading Spaces

The Development contains 4-floors of self-storage units, accessed through a controlled centralized point (i.e. main entrance and loading area). The Development includes a reduction to the minimum number of parking and loading spaces as identified in Table 1.

The nature of the self-storage facility includes individuals that park and load/unload belongings from the storage lockers and leave the facility. A total of 24 parking spaces, including 2 barrier-free spaces are proposed to serve the Development. A Parking Study prepared by BA Group, dated March 2018, was submitted in support of the Development which recommends a parking supply rate of 0.21 parking spaces per 100 m² of building GFA. The Parking Study has been reviewed by the Development Engineering ("DE") Department - Transportation Division, and staff are satisfied with the conclusions of the study.

The Self-Storage Facility includes loading space and a van-accessible space. Further, the large loading spaces operate on a "time-reservation" basis to minimize the potential of multiple trucks arriving at the same time and eliminating the requirement for additional loading spaces.

c) Maximum Building Height

The proposed maximum building height of 16.5 m (4-storeys) is considered appropriate to accommodate the Development. To maximize the efficiency of the Subject Lands, a compact built form is proposed, which will contain all the self-storage and an administration office. The Development conforms to the overall building height and density permissions of 6-storeys and FSI of 2.0 times the area of the lot identified for the site in VOP 2010. The building typology is representative of a Low-Rise building that is permitted within the "Mid-Rise Mixed-Use" designation of VOP 2010.

d) Maximum GFA on the Subject Lands (Parts A, B and C - Attachment 2)

Site-specific Exception 9(1327) limits the overall GFA on the Subject Lands, Parts A, B and C (east and west) of Vellore Park Avenue to 50,679 m², which no longer accurately reflects the proposed amendments to VOP 2010, as it does not include the self-storage facility proposal or the redistribution of the GFA for the lands within Part C. As the overall non-residential GFA is being reassigned on the Subject Lands, as described earlier in this report and the addition of the Development, amendments to the site-specific zoning exception are required as noted in Table 1, to implement the Official Plan policies.

The proposed amendments to the overall GFA on the Subject Lands are necessary to include the additional GFA proposed by the Self-Storage Facility. The proposed amendments are in conformity to the maximum density permission of 2.0 FSI. The 32,500 m² of GFA will allow flexibility for future tenant development on the Subject Lands. In order to ensure that the FSI of 2.0 is maintained, the maximum GFA for the Development is 11,100 m².

The proposed site-specific zoning exceptions will implement the policies of VOP 2010 and provide for an appropriate development on the Subject Lands, will be compatible with the surrounding land uses and can therefore be supported.

Consent Application B021/18 has been filed with the Vaughan Committee of Adjustment to create a new lot and facilitate easement(s) for the provision of joint servicing

Consent File B021/18 has been filed with the Vaughan Committee of Adjustment to facilitate the following:

- The creation of a new lot for the Development, as shown on Attachment 2
- Easements for joint site-servicing on the severed (new lot) and retained lot

The creation of the new lot will allow for a transfer of ownership. The proposed lot complies with Zoning By-law 1-88, is desirable and appropriate for the development of the land and will complement the existing commercial and residential uses in the area. Joint site-servicing easements are required to necessitate the engineering approvals for the Development. The proposed Consent represents good planning and can be supported.

Prior to the execution of the Site Plan Letter of Undertaking, the Owner shall successfully obtain approval of Consent File B021/18 to facilitate the severance and creation of a new lot (Development Area) from the Vaughan Committee of Adjustment. The Owner shall also successfully obtain approval of easement(s) required for site-servicing between the severed and retained lands from the Vaughan Committee of Adjustment. The Committee's decisions regarding the Consent shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. A condition to this effect included in the Recommendation of this report.

The Planning Act permits Vaughan Council to pass a resolution to apply for future Minor Variance Application(s), if required within 2 years of a Zoning By-law coming into full force and effect

The *Planning Act* restricts a landowner from applying for a Minor Variance Application to the Vaughan Committee of Adjustment within two years of the day on which a Zoning By-law comes into effect. It also permits Council to pass a resolution to allow a landowner to apply for minor variance(s) within 2 years of the passing of a Zoning By-law. Should Council approve Zoning By-law Amendment File Z.18.017, a Recommendation to permit the Owner to apply for a Minor Variance Application(s) if required, prior to the two-year moratorium in order to address minor deficiencies that may arise through the finalization and construction of the Development is included in the Recommendation of this report.

The Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations, subject to the comments and recommendations of this report

As previously discussed in the Urban Design and Architectural Design Guidelines section of this report, the Development Planning Department is satisfied with the proposed site plan, landscape plan and building elevations subject to the Recommendations of this report.

The building elevations shown on Attachments 5 and 6 include materials such as vision glass, spandrel glazing, metal finishes, and pre-cast concrete, which are materials consistent with other existing retail buildings in the immediate area. The Urban Design and Cultural Heritage Division recommend that transparent glazing be used instead of spandrel glazing at the elevator lobbies along the east building elevation. The Owner has no objection to this request and has agreed to provide these changes.

Waste disposal is located within the building and all loading will take place in the designated loading space area. Mechanical equipment that is located on the roof-top will be screened by the proposed parapet. The administrative uses are located at the ground-floor level and are oriented to face Cityview Boulevard. The proposed illuminated pylon and wall signage is consistent with all approved signage for other retail buildings on the Subject Lands.

Landscaped areas are proposed along the frontage of Cityview Boulevard and include a mix of coniferous and deciduous plantings and salt-tolerant shrubs. The landscape plantings will also sufficiently screen the 24 surface level parking spaces. Stormwater

management will be managed by the proposed bioswale located to the south of the building.

The Development Planning Department is satisfied with the Development as shown on Attachments 3 to 7. The Development Planning Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate and signage details prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

The Development Engineering ('DE') Department has no objection to the Development, subject to recommendations of this report.

The DE Department has reviewed the Applications and has no objection to the Development, subject to conditions of approval as noted in the Recommendations of this report.

The DE Department advises that the Owner must obtain all necessary approvals from the Toronto Region and Conservation Authority (the "TRCA") related to Source Water Protection (WHPA-Q), and York Region where applicable. The final grading plan, servicing plan, erosion and sediment control plan, Functional Servicing Brief, Hydrogeological Report, Geotechnical Report, must be approved to the satisfaction of the DE Department, prior to the registration of the Site Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

a) Municipal Servicing, Sanitary, Water and Stormwater Control

The Development will utilize the existing service connection from an existing 150 mm diameter stub located on the Subject Lands. The water connection will be provided from Cityview Boulevard which is complete with dual fire and domestic services. The existing service connection from Major Mackenzie Drive will be decommissioned. The stormwater outlet internal to the Development will be used to service the Development (i.e. the proposed bioswale). The Owner is required to provide a letter or proof of a private site servicing agreement between the Owner and the future landowner that the Owner will agree to cover all costs associated with water billing as a direct result of the Development and shared water servicing. A condition to this effect is included in the Recommendation of this report.

The DE Department advises that servicing easements are required for utilizing the existing sanitary sewer within the Subject Lands in favour of the proposed Development, between Major Weston Centres Limited and the future owner. The

Owner is advised that the associated reference plans must be prepared and registered at their expense to facilitate the required easement(s) to the satisfaction of the DE Department. A draft reference plan must also be submitted to the DE Department prior to deposit. Conditions of approval to this effect are included in the Recommendations of this report.

b) Transportation

The Development will be accessed by two full-moves driveways on Cityview Boulevard. A total of 24 parking spaces inclusive of two barrier-free parking spaces are provided. A Parking Study prepared by BA Group, and dated March 2018 concludes that the proposed parking supply of 24 parking spaces will be sufficient for the Development. The DE Department agrees with the conclusions of the Parking Study and has no objection to the proposed parking supply.

An Access Study also prepared by BA Group, dated March 2018, has been submitted and reviewed by the DE Department. The analysis concludes that the proposed site accesses would operate at an acceptable level of service and under future total traffic conditions. The DE Department agrees with the conclusions of the Access Study and has no objection.

The DE Department has no objection to the Development. The Owner must satisfy all conditions of the DE Department.

The Parks Development Department, Parks & Forestry Operations Department and the Office of the City Solicitor, and Real Estate Department have no objection to the Development

The Parks Development Department, Parks & Forestry Operations Department and Office of the City Solicitor, and Real Estate Departments have reviewed the Applications and advise that the cash-in-lieu of parkland requirement has been previously satisfied on the Subject Lands and have no objection to the Development.

The Environmental Services Department, Solid Waste Management Department has no objection to the Development

The Owner has submitted a Waste Collection Design Standards Submission form which is being reviewed by the City. The Environmental Services Department, Solid Waste Management Division shall approve the final waste management site plan, floor plan, and waste collection design standards submission. A condition to this effect is included in the Recommendations of this report.

The Financial Planning and Development Finance Department has no objection to the Development and advises that development charges are applicable

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region, and both Boards of Education Development Charges are applicable. A clause to this effect will be included in the Site Plan Agreement, should the Applications be approved.

Financial Impact

There are no requirements for new funding associated with the Applications.

Broader Regional Impacts/Considerations

The Ministry of Transportation (“MTO”) requires a Building and Land Use Permit prior to commencement of any on-site construction/works. A condition to this effect is identified in this report

The MTO Highway Corridor Management has advised that the Subject Lands are located within the MTO Permit Control Area and therefore, an MTO Building and Land Use Permit is required prior to the commencement of any on site construction/works. If any signs are proposed on the Subject Lands, that are located within 400 m of the Provincial Highway property line and/or Controlled-Access Highway designation and which are visible from the Provincial Highway property line and/or Controlled-Access Highway designation, a permit will be required from the MTO. The Owner must satisfy all requirements of the MTO prior to final Site Development approval. The Owner is to apply for the MTO Building and Land Use Permit only when MTO has completed its review of the final materials of the Site Development Application. The MTO reserves the right to provide any additional comments. A condition to this effect is included in the Recommendations of this report.

The Toronto and Region Conservation Authority (the “TRCA”) has no objection to the Development

The Subject Lands are located within the Source Water Protection Recharge Management Area (WHPA-Q) and is required to maintain predevelopment recharge as per CTC Source Protection Plan Water Balance Requirements within York Region WHPA-Q2. The TRCA is the review and approval authority for lands within the WHPA-Q. The TRCA has conducted a technical review of the Hydrogeological and Geotechnical Report and has no objection to the Applications.

York Region has issued exemption from Regional Approval and has no objection to the proposal

York Region on July 3, 2018, issued an exemption from Regional Approval which allows the Official Plan Amendment application to be exempt from Regional Council approval. York Region has determined that the proposed amendment is a matter of local significance and does not adversely affect Regional Planning policies or interests. This allows the amendment to come into full force and effect following its adoption by Vaughan Council and the expiration of the required appeal period, should the Applications be approved. The Community Planning & Development Services Division has also reviewed the related Site Development Application and has no comments or objection to its approval.

Conclusion

The Development Planning Department has reviewed Official Plan and Zoning By-law Amendment Files OP.18.010 and Z.18.017 and Site Development File DA.18.031 in consideration of the statutory Provincial Policies/Plan, Regional and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments received from City Departments and external public agencies and the surrounding area context.

The Development Planning Department is satisfied that the Applications to permit a self-storage facility is consistent with the policies of the PPS, conforms to the Growth Plan and the York Region Official Plan. The Applications will facilitate a use which will service the immediate neighbourhood and is compatible with the existing permitted mixed-uses in the surrounding area context. On this basis, the Development Planning Department can support the approval of the Applications to permit self-storage facility, subject to the Recommendations of this report.

For more information, please contact: Natalie Wong, Planner, Development Planning Department, at extension 8866.

Attachments

1. Context Location Map
2. Location Map
3. Proposed Site Plan and Rezoning
4. Landscape Plan
5. Building Elevations – East and South
6. Building Elevations – North and West
7. Perspective Rendering
8. Draft Official Plan Amendment No. 35

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