

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 4

**TITLE: OFFICIAL PLAN AMENDMENT FILE OP.17.004
ZONING BY-LAW AMENDMENT FILE Z.17.010
SITE DEVELOPMENT FILES DA.16.053 AND DA.17.020
YORK MAJOR HOLDINGS INC.
VICINITY OF MCNAUGHTON ROAD EAST AND MAJOR
MACKENZIE DRIVE**

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 and Zoning By-law Amendment Files OP.17.004 and Z.17.010 and Site Development Files DA.16.053 and DA.17.020 on the Subject Lands to permit a 4-storey office building and the expansion of an existing parking area as shown on Attachments #3 to #5.

Report Highlights

- The Owner seeks approval for a 4-storey office building and the expansion of an existing parking area that would be shared with the existing development on the adjacent property (Attachment #3).
- Official Plan and Zoning By-law Amendments are required to permit the parking spaces for the proposed office building to be located on the adjacent property and to permit the zoning exceptions identified in Tables 1 and 2 of this report.
- Site Plan Approval is required to permit the development.
- The Development Planning Department supports the approval of the development as Vaughan Official Plan 2010 and Zoning By-law 1-88 permit the office building and the development is compatible with the existing and planned surrounding land uses.

Recommendation

1. THAT Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) BE APPROVED to:
 - a) amend in-effect Official Plan Amendment (“OPA”) #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located in “Area B” and for the existing office and golf maintenance buildings located on “Area A” of the Subject Lands designated “Open Space Policy Area 3” and “Oak Ridges Moraine Settlement Area”, as shown on Attachment #3;
 - b) to correct mapping errors in Vaughan Official Plan 2010 (“VOP 2010”), to correctly designate “Area B”, as shown on Attachment #3, as “Community Commercial Mixed-Use” on Schedule 13 (Volume 1) and on Map 12.3.A Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2).
2. THAT Zoning By-law Amendment File Z.17.010 (York Major Holdings Inc.) BE APPROVED, to amend Zoning By-law 1-88, to permit the site-specific zoning exceptions to the “OS2 Open Space Park Zone” and “C1 Restricted Commercial Zone” identified in Tables 1 and 2 of this report, to facilitate a proposed office building and an off-site (shared) parking area, as shown on Attachment #3 to #5.
3. THAT Site Development File DA.16.053 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit the development of a 4-storey office building (4,634.32m²) on “Area B” with the required parking located on “Area A” of the Subject Lands, in the manner shown on Attachments #3 to #5:
 - a) prior to execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan;
 - ii) the final below grade parking level plan shall be amended to provide one accessible parking space in accordance with Ontario Regulation 413/12;
 - iii) the Development Engineering Department shall approve the final site servicing plan, grading plan, erosion and sedimentation control plan, functional servicing report, stormwater management report,

transportation impact study and screening level risk assessment report;

- iv) the Owner shall enter into a Servicing Agreement with the City to the satisfaction of the Development Engineering Department;
- v) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
- vi) the Owner shall successfully obtain approval of a Consent application from the Vaughan Committee of Adjustment for the following:
 - i) an easement over “Area A”, as shown on Attachment #3, in favour of “Area B” (office building), as shown on Attachment #3, for the purposes of securing off-site parking, access and maintenance for underground services (e.g. storm sewer); and,
 - ii) maintenance easements to permit the encroachment of the canopy attached to the office building located on “Area B” into “Area A” as shown on Attachment #3; and,

The Committee’s decisions for the Consent application shall be final and binding and the Owner shall satisfy any conditions of approval imposed by the Committee; and,

- vii) the Owner shall satisfy all requirements of Canada Post;
- b) the Site Plan Agreement shall include the following clauses:
 - i) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 - ii) “The Owner shall grant to Bell Canada any easements that may be required, which may include a blanket easement for communication/ telecommunication infrastructure. In the event of

any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements”.

- iii) “The Owner shall agree to carry out, or cause to be carried out, the water balance mitigation strategy as described in the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016, to the satisfaction of the Toronto and Region Conservation Authority.”

4. THAT Site Development File DA.17.020 (York Major Holdings Inc.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, for the expansion of the existing parking areas located on “Area A” of the Subject Lands to serve the proposed office building located on “Area B” and the existing buildings on “Area A”, as shown on Attachment #3:

- a) prior to execution of the Site Plan Agreement:
 - i) the Ministry of Environment and Climate Change (“MOECC”) is satisfied with the amending Environmental Compliance Approval (“ECA”) to incorporate the proposed land use and any associated changes to existing landfill control infrastructure;
 - ii) the Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, and building elevations;
 - iii) the Development Engineering Department shall approve the final site servicing plan, grading plan, erosion and sedimentation control plan, functional servicing report, stormwater management report, transportation impact study and screening level risk assessment Report; and,
- b) the Site Plan Agreement shall include the following clause:
 - i) “The Owner shall agree to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016, to the satisfaction of the Toronto and Region Conservation Authority.”

Background

The Subject Lands (the “Subject Lands”) are located on the southeast corner of McNaughton Road East and Eaglet Court, municipally known as 3 Eaglet Court and form 2 parcels of land shown as “Area A” and “Area B”, on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Official Plan and Zoning By-law Amendment Applications and Site Development Applications have been submitted to permit the development

The Owner submitted the following applications (the “Applications”) to permit the development of a 4-storey office building and the expansion of an existing parking area on the Subject Lands:

1. Official Plan Amendment File OP.17.004 to amend OPA #332 (North Maple Planning Study) as amended by OPA #535 (Maple Valley Plan), OPA #604 (Oak Ridges Moraine Conservation Plan) and OPA #666, to permit shared parking for a proposed office building located on “Area B” and for the existing office and golf maintenance buildings located in “Area A” of the Subject Lands designated “Open Space – Policy Area 3” and “Oak Ridges Moraine Settlement Area”, as shown on Attachment #3.
2. Zoning By-law Amendment File Z.17.010 to amend Zoning By-law 1-88, to permit the site-specific zoning exceptions to the “OS2 Open Space Park Zone” and “C1 Restricted Commercial Zone” identified in Tables 1 and 2 of this report, to facilitate a proposed office building and an off-site parking area, as shown on Attachments #3 to #5.
3. Site Development File DA.16.053 to permit the development of a 4-storey office building (4,634.32m²) on “Area B” with the required parking located on “Area A” of the Subject Lands, in the manner shown on Attachments #3 to #5.
4. Site Development File DA.17.020 for the expansion of the existing parking areas located on “Area A” of the Subject Lands to serve the proposed office building located on “Area B” and the existing buildings on “Area A”, as shown on Attachment #3.

In addition, VOP 2010 mapping errors need to be corrected to designate “Area B”, as shown on Attachment #3, as “Community Commercial Mixed-Use” on Schedule 13 (Volume 1) and on Map 12.3.A of Area Specific Policy 12.3 Keele Valley Landfill Area (Volume 2).

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

On May 26, 2017, a Notice of Public Hearing was circulated to all property owners within 150 m of the Subject Lands and all individuals or groups that appealed City of Vaughan Official Plan 2010, Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area. A copy of the Notice of Public Hearing was also posted on the City's website at www.vaughan.ca and a Notice Sign was installed on the Subject Lands, in accordance with the City's Notice Signs Procedures and Protocols.

A Public Hearing was held on June 20, 2017, to receive comments from the public and the Committee of the Whole. The recommendation of the Committee of the Whole to receive the Public Hearing report of June 20, 2017, and to forward a comprehensive report to a future Committee of the Whole meeting was ratified by Vaughan Council on June 27, 2017. To date, no comments have been received regarding the Applications.

Previous Reports/Authority

[Committee of the Whole Public Hearing](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan and Oak Ridges Moraine Conservation Plan

a) Provincial Policy Statement ("PPS")

The Provincial Policy Statement (the "PPS") 2014 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.

Part V – "Policies" of the PPS states (in part) the following:

Settlement Areas:

1.1.3.2 "Land use patterns within settlement areas shall be based on:

- a) *densities and a mix of land uses which:*
 - *efficiently use land and resources;*
 - *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
 - *support active transportation; and*
 - *are transit-supportive, where transit is planned, exists or may be developed."*

Development is encouraged to locate in designated settlement areas, which are intended to be areas where growth is focused. Land use patterns within settlement areas should be based on an appropriate mix of land uses at densities that make efficient use of land and existing infrastructure.

In this regard, the development represents the intensification of a currently underutilized parcel of land within a settlement area in the City of Vaughan. The proposed built form is designed to be compatible with the surrounding land uses and the office use will support new residential and mixed-use growth planned for the surrounding area.

Appropriate development standards are proposed to ensure an efficient and aesthetically pleasing office development while mitigating the visual impact of the surface parking on the public realm. The development represents an appropriate use of a remnant parcel of land in a settlement area, that is consistent with the policies of the PPS.

b) *The Growth Plan for the Greater Golden Horseshoe 2017* (“Growth Plan”)

The Growth Plan is a framework document that seeks to implement the Provincial vision for the establishment of strong, prosperous communities to the year 2031. The Growth Plan seeks to guide decisions on a number of matters including: transportation, infrastructure, land-use planning, urban form, housing, natural heritage and resource protection. The Growth Plan includes population and employment projections for the Greater Golden Horseshoe area that are to be implemented by regional and local municipalities.

With regard to how population and employment growth is to be accommodated, the Growth Plan identifies the importance of optimizing the use of the existing land supply to avoid the overdesignated of new land for future urban development. Objectives of the Growth Plan include creating complete communities that offer a range of options to live, work and play; provide greater choice in housing types to meet the needs of people in various states of life; curb urban sprawl and reduce traffic by improved access to a range of transportation options.

The Subject Lands are located within the built boundary of the Growth Plan. The proposed office building use will improve an underutilized parcel of land, and will contribute to the efficient use of existing and planned infrastructure including roads, and private parking facilities that will be better utilized through the intensification of uses on the Subject Lands that are also appropriate and compatible with the existing and planned surrounding uses.

The proposed development will more efficiently use existing infrastructure, thereby meeting this objective of the Growth Plan. The proposed Development would introduce a compact and efficient built form of development on an underutilized parcel of land and improve the urban aesthetic.

The Subject Lands are located in close proximity to existing residential, retail, and institutional uses, are served by an existing bus route, and are located within one kilometer of the Maple Go Station, which will encourage the use of alternative modes of transportation.

In consideration of the above, the Development conforms to the relevant policies and objective of the Growth Plan.

c) Oak Ridges Moraine Conservation Plan (“ORMCP”)

“Areas A and B” (Attachment #3) are designated “Oak Ridges Moraine Settlement Area” by OPA #604 and by VOP 2010. The “Oak Ridges Moraine Settlement Area” designation of the ORMCP permits the existing turf maintenance and office buildings, the proposed office building and expanded parking area (Attachment #3). The ORMCP includes policies to minimize the impervious surface. The Owner has submitted an Oak Ridges Moraine Conservation Plan Conformity Report in support of the applications. The Policy Planning and Environmental Sustainability Department has reviewed the report and advised that the development meets the requirement of the ORMCP.

The Development conforms to York Region Official Plan 2010 (YROP 2010)

The YROP 2010 designates the Subject Lands as “Urban Area”, which permits a range of residential, commercial, industrial and institutional uses. Official Plan Amendment File OP.17.004 was reviewed by York Region and considered to be of local significance and in accordance with Regional Official Plan Policy 8.3.8, York Region advised that the proposed Amendment does not adversely affect Regional planning policies or interests.

On July 7, 2017, York Region exempted Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) from approval by the Regional Committee of the Whole and Council. York Region has indicated they have no objections to the Official Plan Amendment, Zoning By-law Amendment and Site Development Applications, subject to comments in the Regional Implications section of this report. This allows the Amendment to come into effect following its adoption by the City of Vaughan and the expiration of the required appeal period.

Amendments to the Vaughan Official Plan are required to implement the Development

“Area A” as shown on Attachment #3 is designated “Open Space Special Policy Area 3” by the in-effect OPA #332, as amended by OPA #535 and OPA #666. The “Open Space Special Policy Area 3” designation permits golf courses and cemeteries, and monitoring activities related to the former Keele Valley Landfill site and accessory parking associated with the permitted uses.

“Area A” is also designated “Private Open Spaces – Policy Area 3” by VOP 2010, Volume 2, Area Specific Policy 12.3 – Keele Valley Landfill Area. Policy 12.3, which has been appealed to the Local Planning Appeals Tribunal (“LPAT”), formerly known as the Ontario Municipal Board (“OMB”), by landowners in the immediate area bound by Keele Street, McNaughton Road East and the rail line. The Subject Lands are located within the boundary of Specific Policy 12.3, however since this policy of VOP 2010 has been appealed to the LPAT, it is not currently in-effect on the Subject Lands.

“Area B” shown on Attachment #3 is designated “General Commercial” by in-effect OPA #332, as amended, which permits commercial uses including the proposed office building. The proposed parking area used for the office building is not a permitted use in “Area A” by in-effect OPA #332, as amended or by VOP 2010 (under appeal) and therefore, an amendment to OPA #332, as amended, is required.

City of Vaughan Official Plan 2010 (“VOP 2010”) includes mapping errors that must be corrected

The land use designation for “Area B” of the Subject Lands is incorrectly identified in VOP 2010 on Schedule 13 (Volume 1) as “Private Open Spaces”, and on Area Specific Policy 12.3 – Keele Valley Landfill Area Map 12.3.A (Volume 2) as “Private Open Spaces – Policy Area 3” of VOP 2010. The correct land use designation is “Community Commercial Mixed-Use” on both of these VOP 2010 Schedules as identified in OPA #332, as amended. A condition to this effect is included in the Recommendation of this report to correct these schedules.

The proposed site-specific zoning exceptions would permit a development that is compatible with the existing and planned built form in the area

The Subject Lands are zoned “OS2 Open Space Park Zone” (“Area A”) and “C1 Restricted Commercial Zone” (“Area B”) as shown on Attachment #2, subject to site-specific Exception 9(1097) by Zoning By-law 1-88. The proposed office building is a permitted use in the C1 Restricted Commercial Zone. The following amendments to Zoning By-law 1-88 are required to permit the Development:

Table 1: “Area A”

	Zoning By-law 1-88 Standard	OS2 Open Space Park Zone, Exception 9(1097) Requirements	Proposed Exceptions to the OS2 Open Space Park Zone, Exception 9(1097) Requirements
a.	Parking Requirements	Parking spaces and areas shall be provided and maintained on the lot on which the building is erected.	Parking spaces and areas (including but not limited to parking ramps and aisles) for an office building located on “Area B” may be provided and maintained on the adjacent lot (“Area A”).
b.	Permitted Uses	<ul style="list-style-type: none"> - Driving Range - Golf Course - Monitoring and control of the effect of landfilling including the monitoring and control of leachate, landfill gas and storm water 	Permit the following additional uses: <ul style="list-style-type: none"> - Off-site parking on “Area A” for the office building on “Area B”; - Shared parking for “Areas A and B”; - A ramp leading to the underground parking for the Office Building in “Area B”; - A canopy for the office building to encroach 1.85m into “Area A” (OS2 Zone)

Table 2: "Area B"

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements, Exception 9(1097)	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements, Exception 9(1097)
a.	Definition of "Lot Line, Front"	Means the street line, provided that in the case of a corner lot, the shorter street line is deemed to be front lot line and provided further that in the case of a corner lot which has an abutting sight triangle the centre point of the lot line abutting the sight triangle shall be deemed to be the point of intersection of the front and side lot lines	Means the street line which abuts McNaughton Road East
b.	Parking Requirements and Location of Ramp to Underground Parking	Parking spaces, aisles and ramp shall be provided and maintained on the lot on which the building is erected	Parking spaces and areas (including but not limited to parking ramp and aisles) required for the office building use shall be provided and maintained on the adjacent lot ("Area A")
c.	Minimum Landscape Strip Width where a Commercial Zone abuts an Open Space Zone	2.4 m	No minimum landscape strip shall be required
d.	Minimum Front Yard Setback	9 m	6.3 m

	Zoning By-law 1-88 Standard	C1 Restricted Commercial Zone Requirements, Exception 9(1097)	Proposed Exceptions to the C1 Restricted Commercial Zone Requirements, Exception 9(1097)
	(McNaughton Road East)		
e.	Minimum Exterior Yard Setback (Eaglet Court)	9 m	6.3 m
f.	Maximum Permitted Building Height	11 m	23.4 m (4-storeys)
g.	Minimum Rear Yard Setback (OS2 Zone)	15 m	0 m
h.	Minimum Lot Depth	60 m	30 m

The Development Planning Department supports the proposed site-specific zoning exceptions for the following reasons:

a) Parking Requirements and Uses

“Area A” of the Subject Lands includes an existing parking lot (82 spaces) used for the existing golf turf maintenance and administrative office building for the Eagle’s Nest Golf Course. Due to the site constraints of “Area B” (i.e. lot size and configuration) parking, aisles and access required for the proposed office building, the existing parking area for the turf maintenance and administrative office buildings is proposed to be expanded and shared to accommodate the majority of the parking required for the proposed 4-storey office building.

The use of the existing driveway on Eaglet Court and a shared parking area to support the Development on the Subject Lands will contribute to the overall mix and

range of uses in this area. The office building will screen the parking area and will contribute to the overall streetscape along McNaughton Road East by providing a view terminus in each direction to pedestrians, passing motorists and cyclists. A total of 258 parking spaces (240 above ground and 18 below ground spaces) are proposed for the existing administrative office and turf maintenance buildings and the proposed office building whereas, 206 spaces are required by Zoning By-law 1-88. These parking spaces will be available for golf course staff during early morning and special events on weekends and can be used by patrons of the office building throughout the day.

b) Definition of Front Lot Line

The proposed exception to the Zoning By-law is required to ensure McNaughton Road East is deemed the front lot line to avoid future technical minor variances.

c) Building Setbacks/Landscape Width

The proposed office building setbacks would facilitate a development with a strong urban edge. The office building will screen the existing parking area and will contribute to the overall streetscape along McNaughton Road East. A technical exception is required to recognize the existing lot depth ("Area B"), which is undersized and does not meet the minimum Zoning By-law requirement of 60m.

d) Building Height

The Subject Lands are surrounded by industrial and commercial buildings along a major collector (McNaughton Road East). Based on the existing surrounding primarily commercial and open space uses, the height of the office building will not have an impact on the adjacent lands. Accordingly, Staff can support the proposed building height.

In consideration of the above, the Development Planning Department is satisfied that the proposed exceptions to Zoning By-law 1-88 will facilitate a development that is compatible with the existing and planned land uses in the surrounding area.

The Owner must successfully obtain approval for Consent application from the Vaughan Committee of Adjustment to grant the necessary easements for the proposed access and encroachments over "Area A" in favour of "Area B". A Condition to this effect is included in the Recommendation of this report.

The proposed accessible parking space (one space) in the underground parking garage does not meet the requirements of Ontario Regulation 413/12. The Owner has agreed to revise this parking space to a Type B accessible parking space (2.4 m width x 6 m length, abutting a 1.5 m width x 6 m length access aisle). A condition requiring the modification of this parking space 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 in this report

Site Layout

The proposed site plan shown on Attachment #3 includes a 4-storey office building centrally orientated on “Area B” with a shared driveway from Eaglet Court to serve both “Areas A and B”. A total of 258 parking spaces are proposed, including 18 spaces in the underground parking garage for the proposed office building and 240 surface parking spaces. “Area A” consists of the existing administrative office and turf maintenance buildings and the proposed expansion to the existing parking area.

Landscape Plan

The landscape plan shown on Attachment #4 includes a mix of landscaping surrounding the McNaughton Road East and Eaglet Court street frontages along with sidewalk connections surrounding the building and leading to the street.

The Subject Lands are subject to the Block 19 McNaughton Community Commercial Industrial Landscape Masterplan. The Development conforms to the Masterplan.

Building Elevations

The proposed office building elevations shown on Attachment #5 consist of stone precast panels on the ground floor with architectural precast panels and banding on the upper levels of the building. The windows are a mixture of tinted thermal and spandrel glazing with a composite aluminum paneled canopy at the ground level over the main entrance. Signage is proposed on the east elevation facing the parking area, the south elevation facing McNaughton Road East, and the west elevation facing Eaglet Court.

The Development Planning Department is satisfied with the development proposal shown on Attachments #3 to #5. The Development Planning Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendation of this report.

The Development Engineering Department supports the proposed development, subject to the conditions in this report

The Development Engineering Department has no objection to the applications, subject to the approval of the final required easements through the Committee of Adjustment, servicing agreement, transportation impact study, and the certification letter in accordance with the screening level risk assessment report.

The Subject Lands are located in close proximity to the previous Keele Valley Landfill Site (“KVLS”). The office building (“Area B”) is located outside of the secondary buffer

zone however, the expanded parking lot and associate servicing are located on the lands within the secondary buffer zone for the KVLS and as such, an amendment to the Environmental Compliance Approval (“ECA”) for the KVLS is required to allow the construction of the proposed expanded parking lot and associated storm sewer servicing. An application has been made to the Ministry of Environment and Climate Change to amend the existing ECA. The Development Engineering Department will not issue final approval until the Ministry of Environment and Climate Change are satisfied. A condition to this effect has been included in the recommendation of this report.

In addition, the Development Engineering Department shall approve the final functional servicing report, site grading plan, servicing plan, erosion and sedimentation control plan and stormwater management report. Conditions to this effect are included in the Recommendation of this report.

The Environmental Services Department, Solid Waste Management Division has no objection to the proposed development, subject to the conditions in this report

The Environmental Services Department, Solid Waste Management Division has advised that the location of the loading pad be extended or shifted more towards the transformer. Relocation of the transformer is recommended to avoid any damage while collecting the bins ensuring that the collection truck will have proper access to collect the bins. The Owner shall satisfy this requirement to the satisfaction of the Solid Waste Management Division. A condition to this effect has been included in the recommendation section of this report.

Cash-in-lieu of the dedication of parkland is required for the Development

The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

Development Charges are applicable to the Development

The Owner is required to pay Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, the York Region District School Board and the York Catholic District School Board.

The Ministry of Environment and Climate Change (“MOECC”) has no objection to the Development, subject to conditions in this report

The MOECC on August 4, 2017 received an application to amend the Environmental Compliance Approval (“ECA”) for the Keele Valley Landfill for the proposed parking lot and storm sewer servicing.

The Owner will have to demonstrate that the proposed changes to the secondary buffer do not compromise the City of Toronto's ability to maintain the long-term closure

requirements of the Keele Valley landfill site in accordance with the Closure Plan and ECA requirements.

The MOECC advised that an ECA amendment application is currently under review at MOECC's Environmental Approvals Branch. The amendment application is for the new use and site alternations for the parking lot and storm sewers portion of this proposal that impinges upon the Keele Valley Landfill site. Therefore, until the ECA is amended to incorporate the proposed land use and any associated changes to existing landfill control infrastructure, the final approval of the Site Development applications for both "Area A" and "Area B" will be subject to receiving approval from the MOECC. A condition to this effect is included in the Recommendation section of this report.

The various utilities have no objection to the proposed development

Canada Post, Enbridge Gas, and Alectra Utilities Corporation have no objection to the development proposal, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of site works.

Bell Canada has no objection to the development proposal and identified the following condition of approval:

"The Owner shall indicate in the Agreement, in words satisfactory to Bell Canada, that it will grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements".

A condition to this effect is included in the Recommendation of this report.

The Toronto and Region Conservation Authority has no objection to the proposed development

The Subject Lands are located in a Source Water Protection vulnerable area referred to as Wellhead Protection Area-Q2 ("WHPA-Q2"). This area was delineated to help manage activities that may reduce recharge to an aquifer and recommends the implementation of best management practices, such as Low Impact Development, with the goal to maintain pre-development recharge. The TRCA provides technical advice to the City of Vaughan with respect to water balance analysis.

Having reviewed the requested site-specific water balance and mitigation proposal, TRCA staff have no objection to the approval of Site Development Applications DA.17.019 and DA.16.053 provided the Owner agree in the site plan agreement to carry out, or cause to be carried out, the water balance mitigation strategy as described in the Water Balance Assessment Report, prepared by Stantec Consulting Ltd., dated December 9, 2016. A clause to this effect will be included in the implementing Site Plan Agreements.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

On July 7, 2017, York Region exempted Official Plan Amendment File OP.17.004 (York Major Holdings Inc.) from approval by the Regional Committee of the Whole and Council. York Region has indicated they have no objections to the Official Plan Amendment, Zoning By-law Amendment and Site Development Applications, subject to the MOECC approval.

Conclusion

The Development Planning Department has reviewed Official Plan Amendment File OP.17.004, Zoning By-law Amendment File Z.17.010 and Site Development Files DA.16.053 and DA.17.020 in consideration of the policies of the PPS, the Growth Plan, the YROP, in-effect OPA #332 as amended, the requirements of Zoning By-law 1-88, comments from City departments and external public agencies, and the area context.

The proposed office building is permitted by Official Plan and Zoning By-law 1-88. The proposal to expand and share an existing parking lot to serve two properties is considered appropriate as it will facilitate the approval of an office building that will contribute to the mix of land uses in the area. The Development Planning Department is satisfied that the proposed 4-storey office building and the expansion of the parking area are appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Official Plan Amendment, Zoning By-law Amendment and Site Development applications, subject to the conditions included in this report.

For more information, please contact Margaret Holyday, Planner, Development Planning Department, at Extension 8216.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Zoning
4. Landscape Plan
5. Office Building Elevations

Prepared by

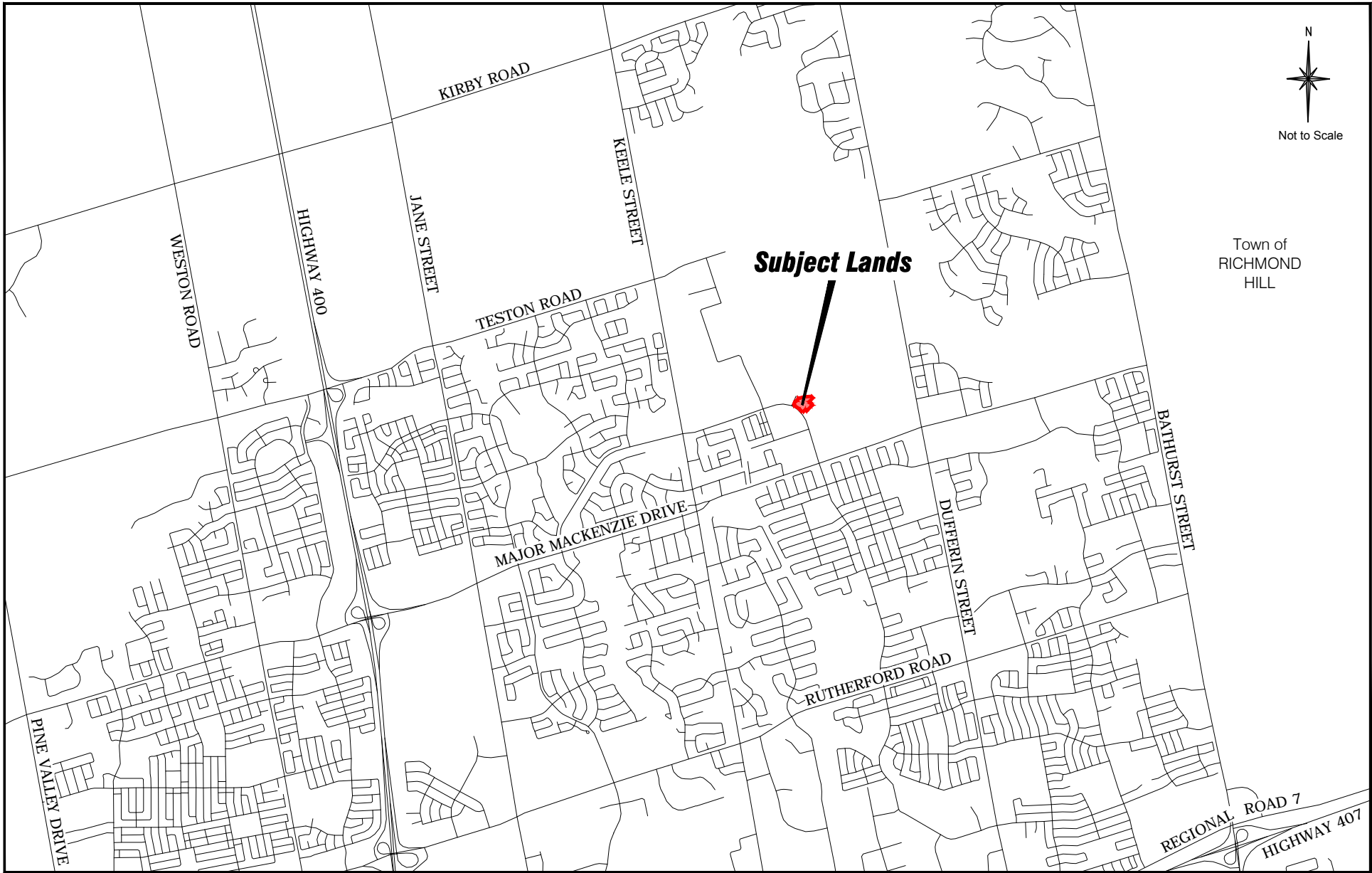
Margaret Holyday, Planner, ext. 8216

Christina Napoli, Senior Planner, ext. 8483

Carmela Marrelli, Interim Manager of Development Planning, ext. 8791

Mauro Peverini, Director of Development Planning, ext. 8407

/CM



Context Location Map

Location: Part of Lot 22,
Concession 3

Applicant:
York Major Holdings Inc.

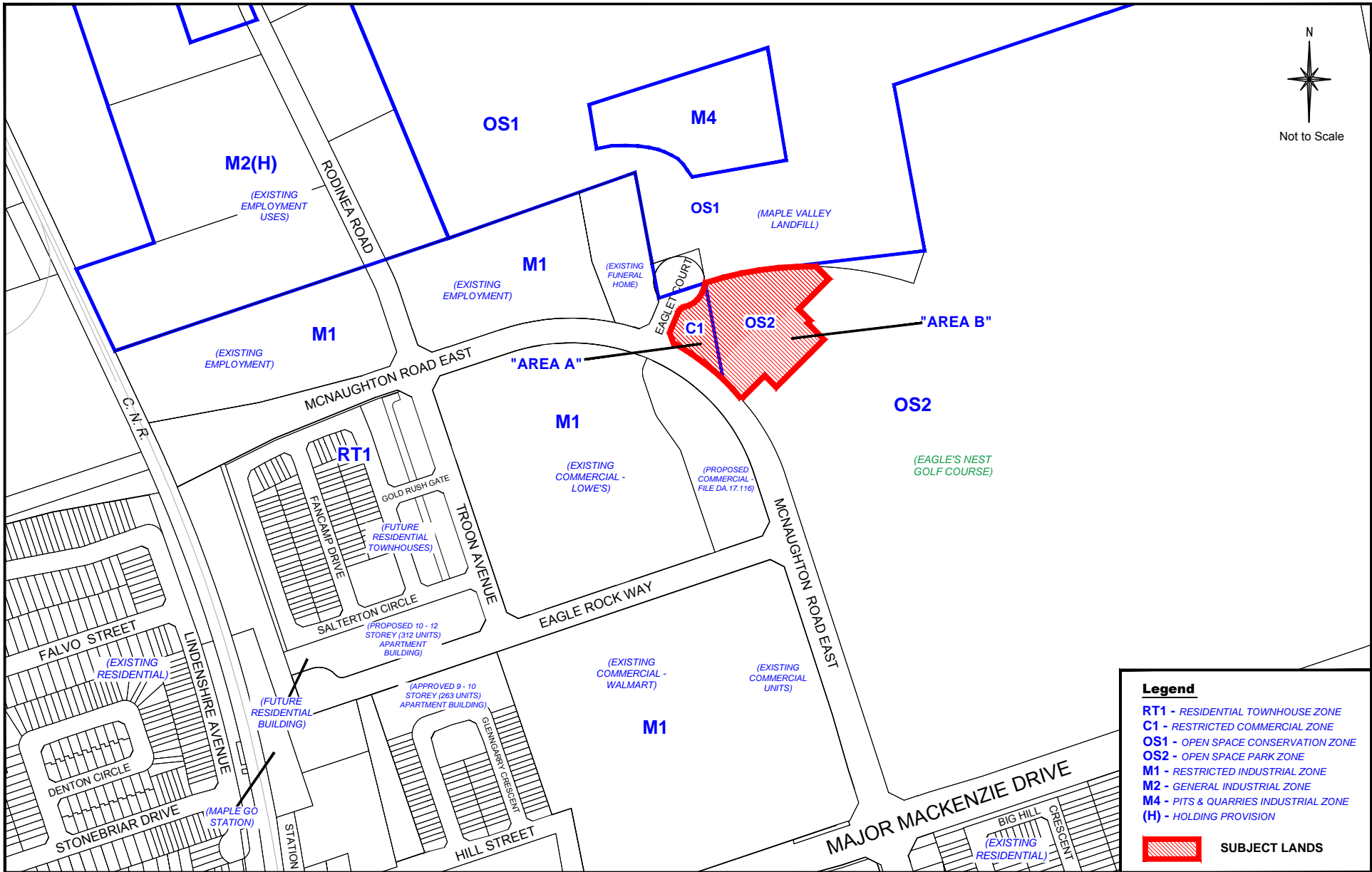


Attachment

Files: OP.17.004, Z.17.010,
DA.16.053, & DA.17.020

Date:
June 5, 2018





Location Map

Location: Part of Lot 22,
Concession 3

Applicant:
York Major Holdings Inc.

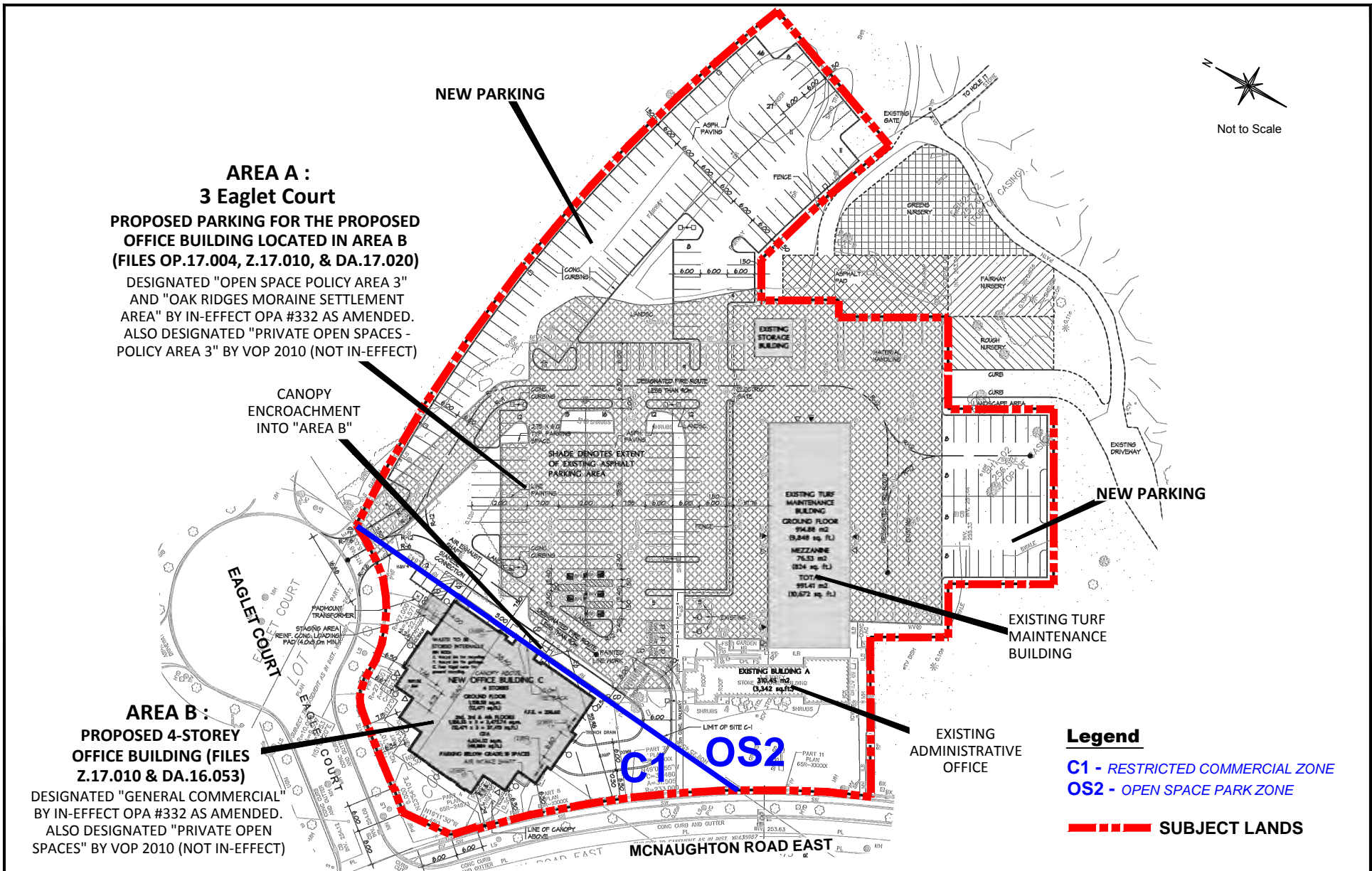


Attachment

Files: OP.17.004, Z.17.010,
DA.16.053, & DA.17.020

Date:
June 5, 2018

2



Site Plan and Zoning

Location: Part of Lot 22,
Concession 3

Applicant:
York Major Holdings Inc.

N:\GIS_Archive\Attachments\OP\op.17.004\etal.dwg

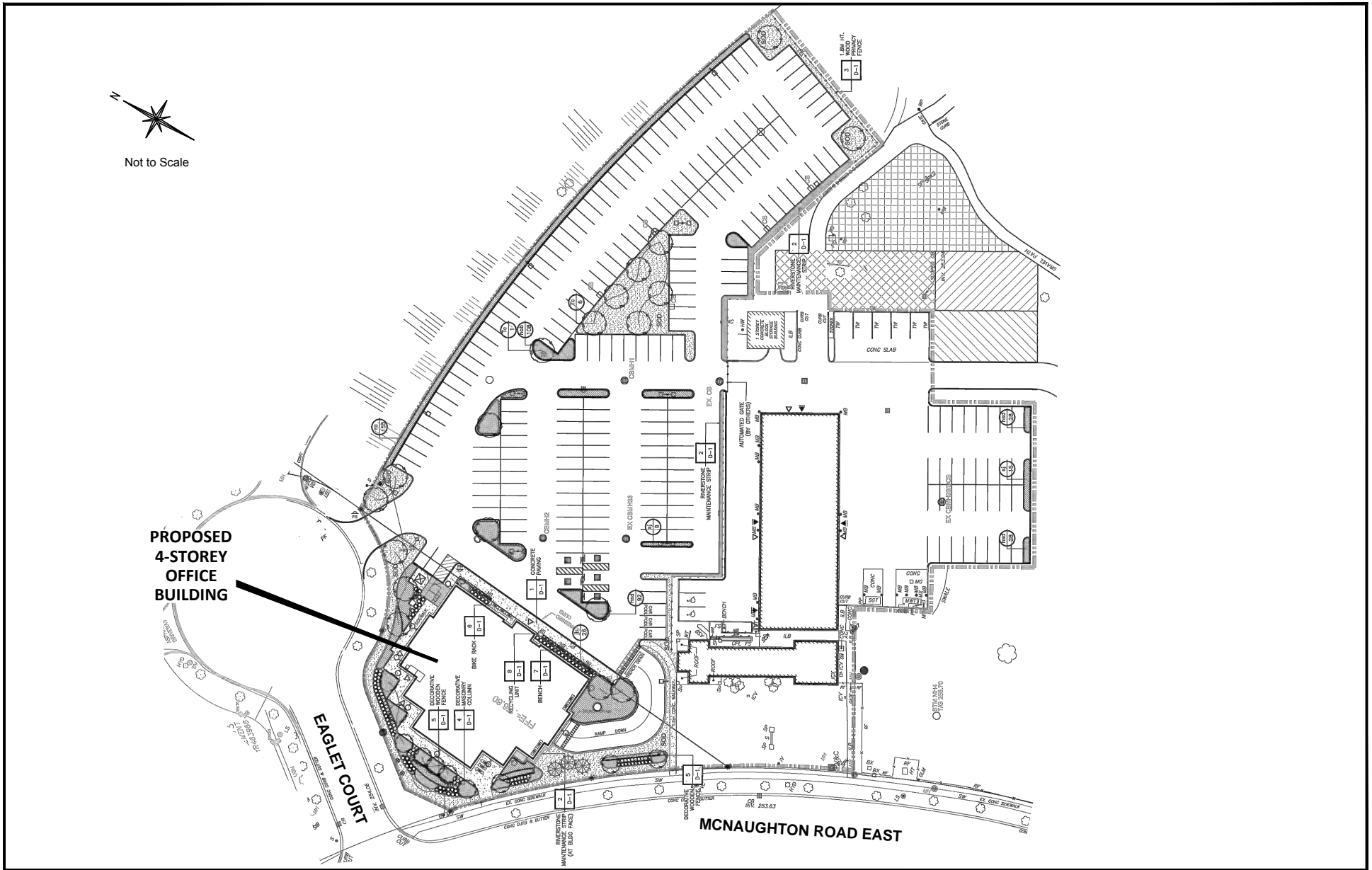


Attachment

Files: OP.17.004, Z.17.010,
DA.16.053, & DA.17.020

Date:
June 5, 2018

3



Landscape Plan

Location: Part of Lot 22,
Concession 3

Applicant:
York Major Holdings Inc.

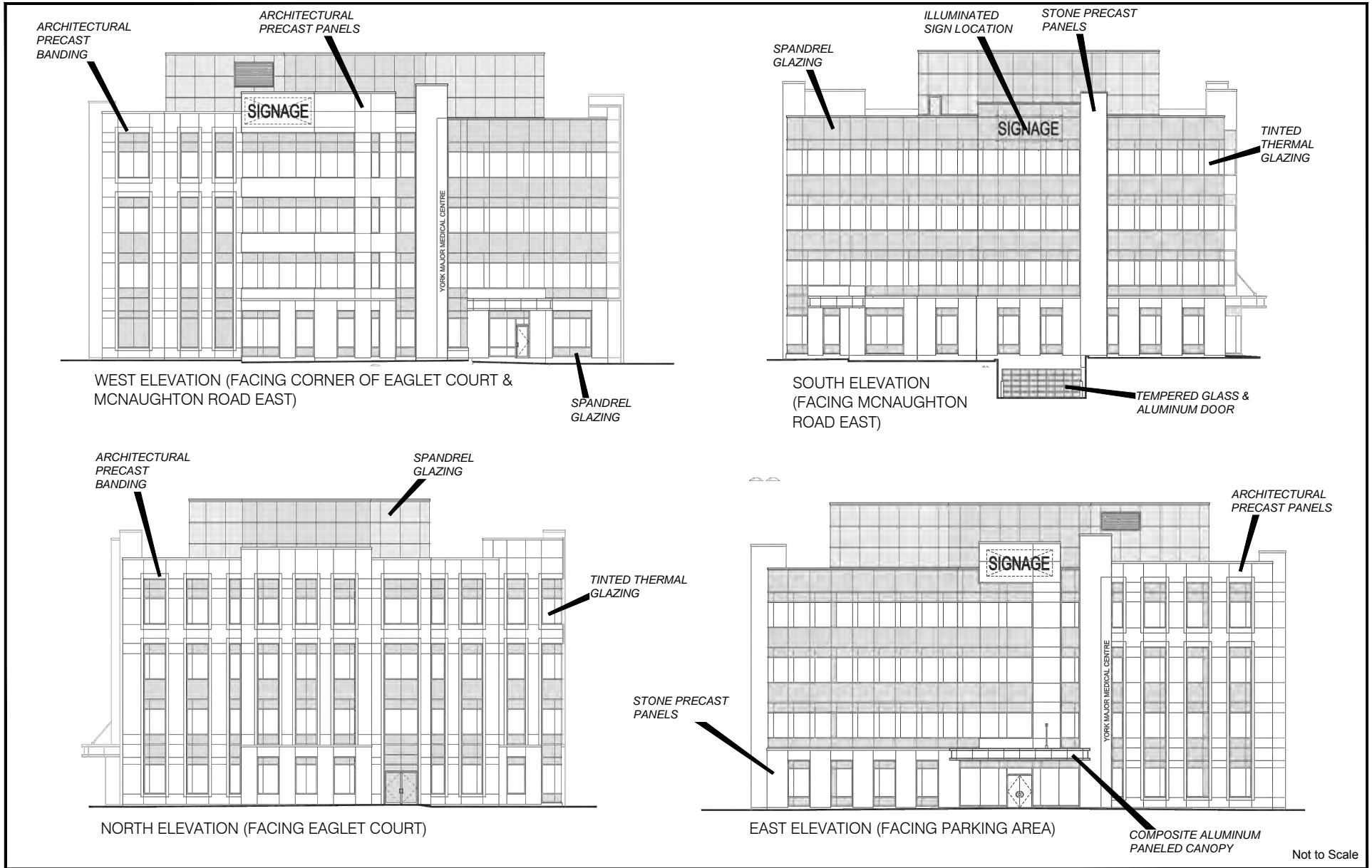


Attachment

Files: OP.17.004, Z.17.010,
DA.16.053, & DA.17.020

Date:
June 5, 2018

4



Office Building Elevations

Location: Part of Lot 22,
Concession 3

Applicant:
York Major Holdings Inc.

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Attachment

Files: OP.17.004 Z.17.010,
DA.16.053, & DA.17.020

Date:
June 5, 2018

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