

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 2

**TITLE: SITE DEVELOPMENT APPLICATION FILE DA.18.024
CONDOR (BOCA EAST) PROPERTIES INC.
VICINITY OF REGIONAL ROAD 50 AND TRADE VALLEY 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 Site Development File DA.18.024 for the Subject Lands shown on Attachments #1 and #2, to permit a 27,824.12 m² employment building (to be constructed in two phases) for a warehouse distribution centre with a 2nd-storey accessory office component and an accessory outside storage area (5,296 m²), as shown on Attachments #3 to #5.

Report Highlights

- To seek approval from Committee of the Whole to permit an employment building (to be constructed in 2 phases) for a warehouse distribution centre, including an accessory office component and an accessory outside storage area, on the Subject Lands.
- The Development Planning Department supports approval of the proposed employment building as it conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area, subject to the conditions in this report.

Recommendations

1. THAT Site Development File DA.18.024 (Condor (Boca East) Properties Ltd.) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 27,824.12m² employment building (to be constructed in two phases) with a 2nd-storey accessory office component and an accessory outside storage area (5,296 m²), as shown on Attachments #3 to #5:

- a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and tree arborist report and plans;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck maneuvering plan;
 - iii) the Owner shall satisfy all requirements of York Region;
 - iv) the Owner shall satisfy all requirements of Peel Region;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
 - vi) The Region of Peel shall approve the final Storm Water Management Report (SMWR).

- b) That the Site Plan Agreement shall include the following clauses:
 - i) "In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport.

Should archaeological resources be found on the subject lands during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries at the Consumer Services."

- ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."
- iii) "The Owner shall pay to the City all the applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board."
- iv) "The Owner shall agree to contact Enbridge Gas Distribution for service and meter installation details and to ensure that all gas piping is appropriately installed, and shall agree to relocate gas pipelines if the gas main needs to be relocated, and to grant Enbridge Gas Distribution, if necessary, any easements required to service the Development. The Owner shall be responsible for all costs for the relocation of such facilities or easements."
- v) "The Owner shall agree that the accessory outside storage area shall be fully enclosed by a chain link fence and that an applique of a black plastic slat screen will be weaved into the chain link fabric, in accordance with the approved landscape plans, to the satisfaction of the City of Vaughan."
- vi) "The Owner shall agree to grant 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."
- vii) "Prior to commencing any work, the Owner must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure, is not available the Owner shall be required to pay for the connection to and/or extension of the existing communication infrastructure."
- viii) "The Owner shall submit a trip generation and distribution analysis to the satisfaction of the Region of Peel."
- ix) "The Owner shall convey a road widening free and clear of all encumbrances and at no cost to the Region of Peel and the Region of York along Regional Road 50 to protect for the provision of, but not limited to: utilities, sidewalks, multiple paths, transit bays/shelters, and a 3 m reserve behind the property line along the entire frontage of Regional Road 50 except at the appropriate access locations to the satisfaction of the Region of Peel."

- x) "The Owner shall convey free and clear of all encumbrances and at no cost to the Region of Peel and Region of York a 15 m x 15 m daylight triangle at the intersections of Regional Road 50 and Trade Valley Drive and Regional Road 50 and Car-Ar Gate to the satisfaction of the Region of Peel and Region of York."
- xi) "The Owner shall submit a draft reference plan, with the centerline of the roadway clearly depicted for the review and approval of the Region of Peel."
- xii) "The Owner agrees that landscaping, signs fences, gateways features or any other encroachments are not permitted within the Region of Peel's easement and/or right-of-way limits."
- xiii) "The Owner agrees to submit to the Region of Peel a detailed engineering submission, designed stamped and signed by a Licensed Ontario Professional Engineer. All works within the Region of Peel's right-of-way must be in accordance to the Public Works, "Design Criteria and Development Procedures Manual". The submission should include a detailed cost estimate of the proposed works and access works within the Regional right-of-way and all securities for these works, all applicable engineering, inspection and road occupancy permit fees to the satisfaction of the Region of Peel. All costs associated with the road and access works are 100% paid by the Owner."

Background

The subject lands (the "Subject Lands") are located on the east side of Regional Road 50, between Trade Valley Drive and Can-Ar Gate, being Block 2, Plan 65M-4318, and municipally known as 8865 Regional Road 50, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Previous Reports/Authority

Not Applicable

Analysis and Options

The Owner has submitted a Site Development Application to permit the Development

The Owner has submitted Site Development File DA.18.024 (the "Application") to permit a 27,824.12 m² employment building (to be developed in two phases) for a warehouse

distribution centre, with a 2nd-storey accessory office component and an accessory outside storage area (the "Development") as shown on Attachments #3 to #5.

The Development conforms to the polices of the Vaughan Official Plan ("VOP 2010")

The Subject Lands are designated "Prestige Employment" by VOP 2010, which permits a wide range of employment uses including industrial uses, manufacturing, warehousing, processing, and distribution uses within a wholly enclosed building and no outside storage. Accessory Office and accessory retail use are also permitted provided they are directly associated with the employment uses, are located on the same lot and that the accessory office and retail uses do not exceed 49% of the total gross floor area devoted to the primary employment use. Accessory retail is further restricted to no more than 10% of the total gross floor area devoted to the primary use. Although, outside storage is not permitted under lands designated Prestige Employment it is permitted through the current zoning category (EM2 Zone) in accordance with the provisions of the City's Zoning By-law. The Development conforms to VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are split zoned EM1 Prestige Employment Area Zone and EM2 General Employment Area Zone, as shown on Attachment #2, by Zoning By-law 1-88, and are subject to site-specific Exception Paragraph (1307), which permits the Development shown on Attachment #3 to #5. The accessory outside storage area is located entirely on the portion of the Subject Lands zoned EM2 General Employment Area Zone, which permits accessory outside storage, subject to standards set out in Zoning By-law 1-88. The proposed Development complies to all applicable development standards in Zoning By-law 1-88.

The Development Planning Department supports the proposed Development

Site Plan

The Owner proposes to develop the Subject Lands with an employment building that will be constructed in two phases, as shown on Attachment #3. Phase 1 includes a 17,973.30 m² employment building, with a 2nd storey (743.15 m²) accessory office component and a 5,296 m² accessory outdoor storage area. Phase 2 will include a 9,850.82 m² addition on the north side of the Phase 1 building. Two access driveways are proposed from the internal road system, one from Can-Ar Gate and a second from Trade Valley Drive. Zoning By-law 1-88 requires that a total of 297 parking spaces be provided for the Development. A total of 353 parking spaces are proposed for the Development, as shown on Attachment #3.

The loading and accessory outside storage areas are located along the east side of the building screened from Regional Road 50, Can-Ar Gate and Trade Valley Drive through

the building design and the use of screen walls and fencing. The loading area/bays are set 1.2 m below grade and are also screened by walls extending from the north and south walls of the building.

Landscaping Plan

The landscape plan shown on Attachment #4 includes a 9 m wide landscape strip along Regional Road 50, and 3 m wide landscape strips along Trade Valley Drive and Can-Ar Gate. The entry features proposed at the intersections of Can-Ar Gate and Trade Valley Drive with Regional Road 50, consist of a variety of low lying shrubs and decorative wall treatments and sidewalks that provide pedestrian connections from the intersections to the building. A third future pedestrian sidewalk connection, as shown on Attachment #4, is also proposed from Regional Road. The proposed landscape plan is consistent with the requirements of the Huntington Glen Business Park Subdivision (Block 64). The landscape plans include sufficient landscape areas on site to accommodate the required Regional right-of way and the 9 m landscape strip.

Building Elevations

The proposed building elevations are shown on Attachment #5 and consist of 3 main cladding materials including architectural precast insulated panels, glazing and a dark wood grain aluminum siding. The main elevation facing Regional Road 50 is comprised primarily of architectural precast panels, with bird friendly glazing and dark wood grain aluminum siding to highlight the office component. This elevation also includes an aluminum display panel sign to identify the tenants with back-lit channel lettering. A roof parpette is incorporated along the west, south and north building elevations to screen any roof-top mechanical systems.

Development Planning Department, Urban Design and Cultural Heritage Department (the "Urban Design Department")

The Urban Design Department has provided the following comments:

- The Owner shall confirm the Regional Road 50 road allowance and the required sight triangle and identify this information on the site and landscape plans;
- The Owner shall provide an updated Roof Plan to show all proposed roof top mechanical units;
- Different textures, colours, material and distinctive architectural features shall be incorporated into the west elevation facing Regional Road 50 that add visual interest to the building;
- The raised concrete planter shall be relocated to one side of the sidewalk to create a wider pedestrian sidewalk and the proposed Starburst Honeylocust trees in the planters shall be replaced with smaller size trees;

- More deciduous trees are required within the landscape buffer along Regional Road 50. All tree plantings and entry features should be consistent the Huntington Glen Business Park Landscape Master Plan;
- Additional design details for all proposed signage (directional, architectural and pylon), including dimensions, illumination, materials and fixtures is required;
- Any tree removal will require a Tree Removal permit from Transportation Services, Parks and Forestry Operations Department; and
- The proposed accessory outside storage must be screened with an optional screening method, which could include a black plastic slat weaved into the chain link fence to the satisfaction of the City.

Urban Design Department staff have met with the Owner to discuss the above comments and will continue to work with the Owner to finalize the relevant plans.

The Vaughan Development Department is generally satisfied with the Development as shown on Attachment #3 to #5, and must approve the final site plan, building elevations, landscape plans and landscape cost estimate. The Owner must satisfy all requirements of York Region and the Region of Peel prior to the execution of the Site Plan Agreement. Conditions to this effect are included in the Recommendations of this report.

The Development Engineering ("DE") Department has no objections to the Development

The DE Department has advised that they have no objection to the Application, subject to the conditions set out in the Recommendations of this report.

Alectra Utilities, Bell Canada and Enbridge Gas Distribution have no objection to the Development

Alectra Utilities, Bell Canada and Enbridge Gas Distribution advise that they have no objection to the Development, subject to the conditions included in the Recommendations of this report.

Development Charges are applicable to the Development

The Financial Planning and Development Finance Department has advised that development charges are applicable to the development and that they have no objection to the Application subject to their condition included in the Recommendations of this report.

Cash-in-Lieu ("CIL") of Parkland is not required for this Development

The Office of the City Solicitor, Real Estate Department advises that CIL requirement is not applicable as it was satisfied through Draft Plan of Subdivision File 19T-07V005 (Santana Developments Inc. et. al).

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

The TRCA has indicated that the Subject Lands are located outside their Regulated Area and have no objection to the Development.

Financial Impact

N/A

Broader Regional Impacts/Considerations

The Application has been circulated to York Region and the Region of Peel for review and approval. Prior to the execution of the Site Plan Agreement, the Owner will be required to satisfy all requirements of York Region and the Region of Peel. Conditions to this effect are included in the Recommendations of this report.

The Region of Peel has no objection to the Development

The Region of Peel has advised that they have no objection to the Application, subject to their conditions set out in the Recommendations of this report.

Conclusion

Site Development File DA.18.024 has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and external public agencies, and the surrounding area context. The Development shown on Attachments #3 to #5 conforms to VOP 2010, complies with Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.18.024, subject to the Recommendations in this report.

For more information, please contact: Eugene Fera, Planner, extension 8013.

Attachments

1. Context Location Map
2. Location Map
3. Site Plan and Zoning
4. Landscape Plan
5. Elevation Plan

Prepared by

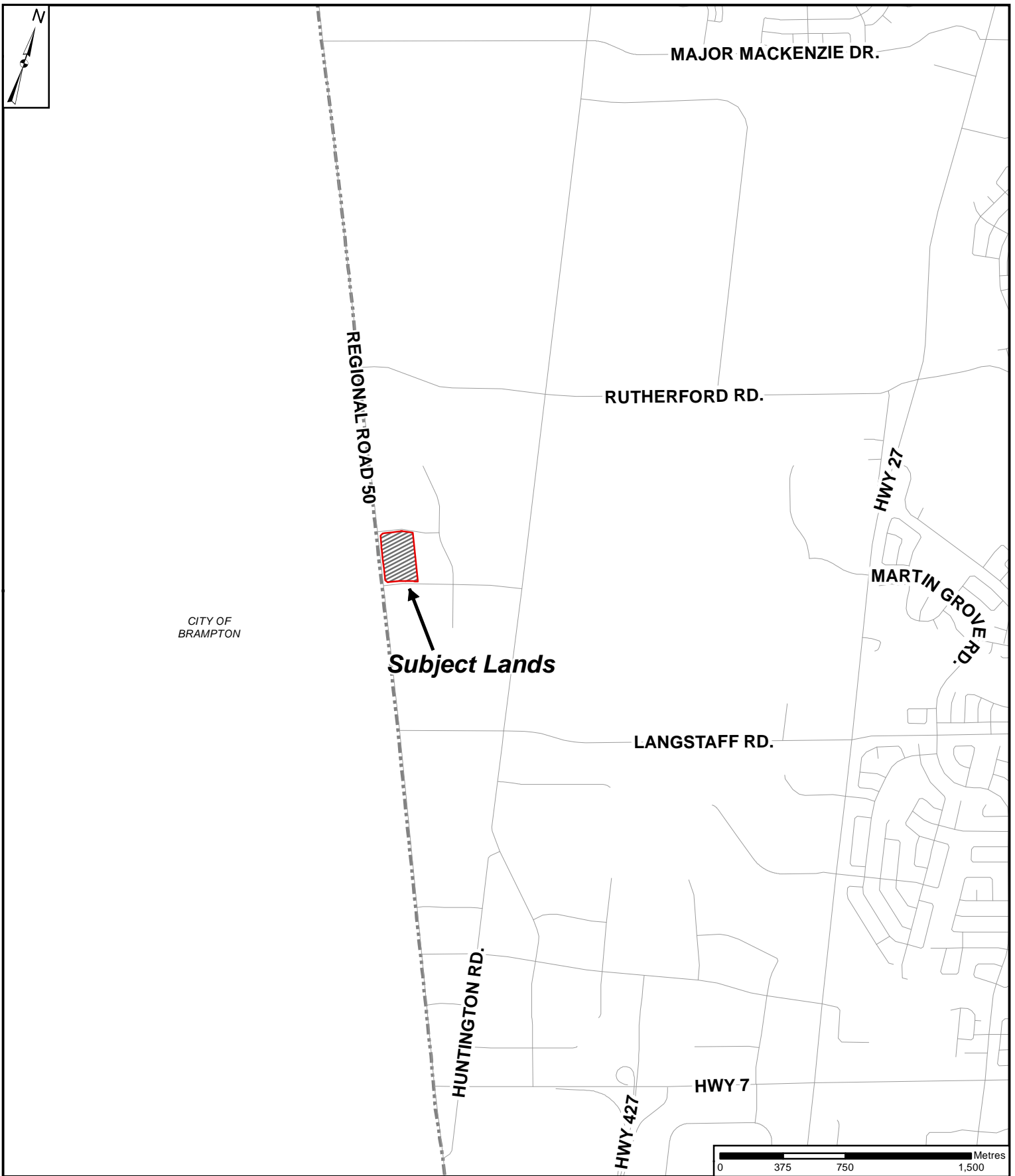
Eugene Fera, Planner, extension 8003

Clement Messere, Senior Planner, extension 8409

Carmela Marrelli, Interim Director of Development Planning extension 8791

Mauro Peverini, Director of Development Planning, extension 8407

/CM



Context Location Map

LOCATION:
Part of Lot 13, Concession 10

APPLICANT:
Condor (Boca East) Properties Inc.



Attachment

FILE:
DA.18.024

DATE:
June 6, 2018

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Location Map

LOCATION:
Part of Lot 13, Concession 10

APPLICANT:
Condor (Boca East) Properties Inc.

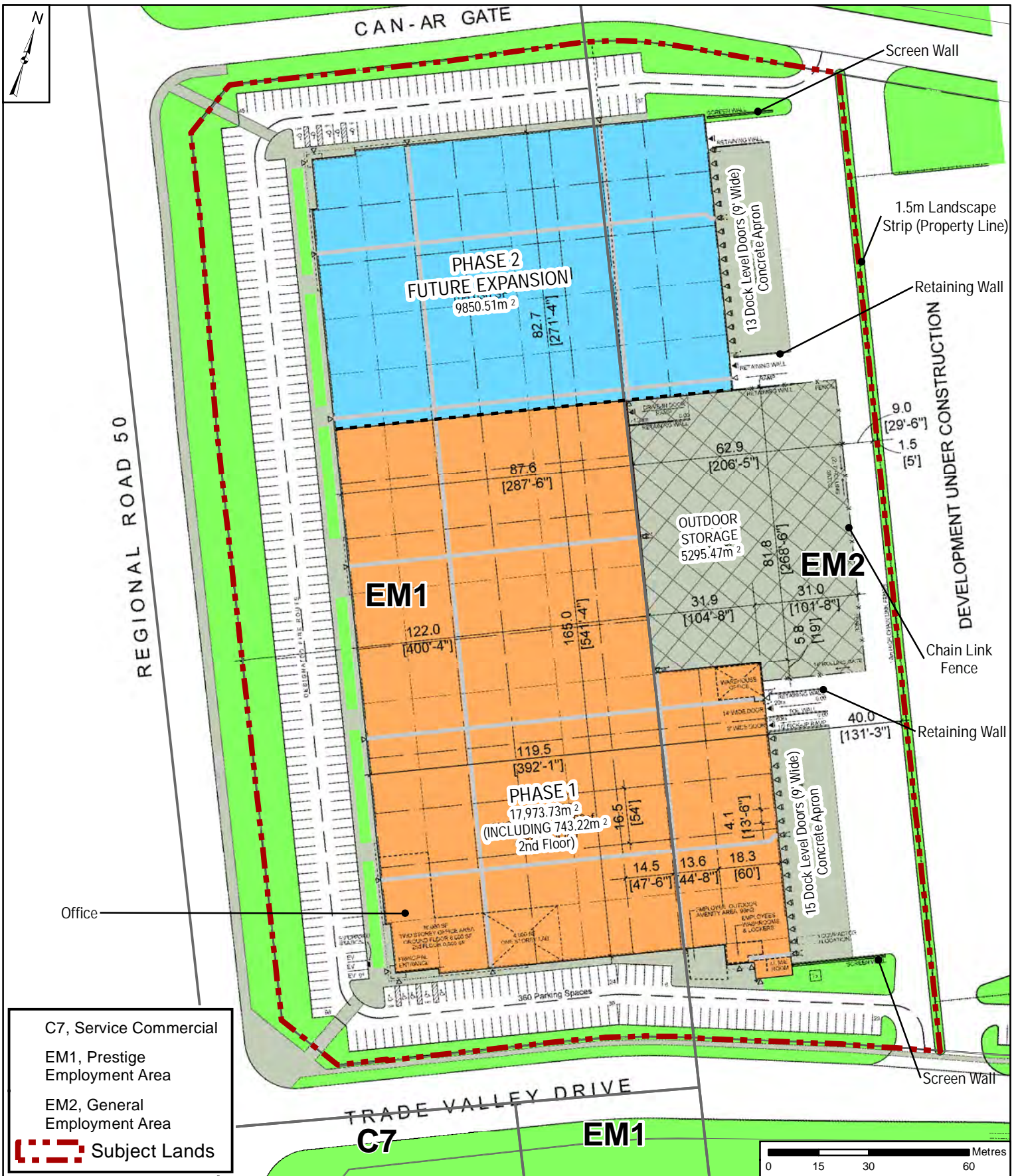


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Site Plan and Zoning

LOCATION:
Part of Lot 13, Concession 10

APPLICANT:
Condor (Boca East) Properties Inc

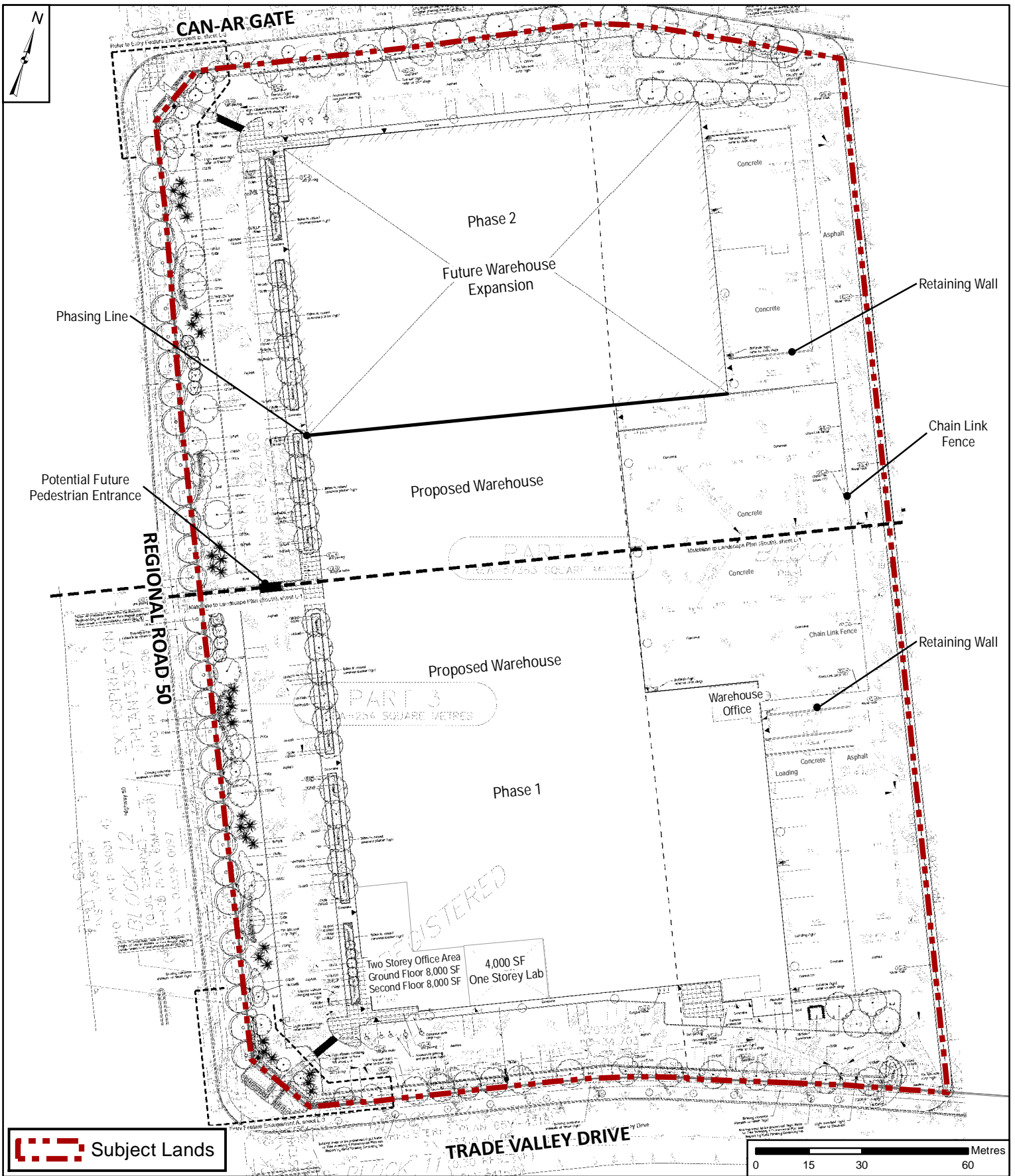


Attachment

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Landscape Plan

LOCATION:
Part of Lot 13, Concession 10

APPLICANT:
Condor (Boca East) Properties Inc

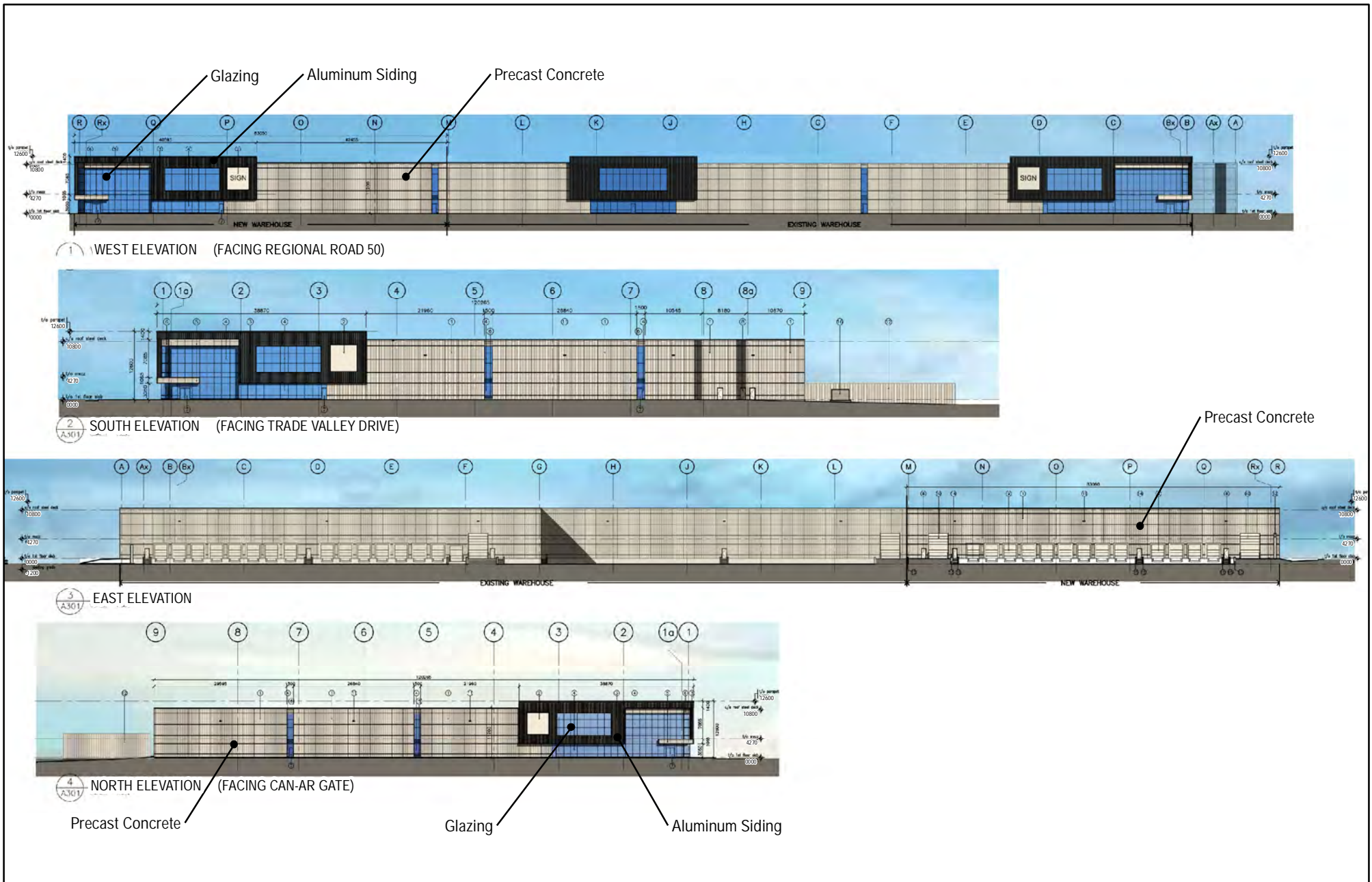


Attachment

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Elevation Plan

LOCATION:
Part of Lot 13, Concession 10

APPLICANT:
Condor (Boca East) Properties Inc.



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