

## Committee of the Whole Report

---

**DATE:** Tuesday, March 05, 2019

**WARD:** 4

**TITLE: SITE DEVELOPMENT FILE DA.18.019  
TRICOL DEVELOPMENTS LTD.  
VICINITY OF KEELE STREET AND HIGHWAY 407**

**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.18.019 for the Subject Lands shown on Attachments 1 and 2, to permit the development of an employment building (warehouse) with an accessory office use, as shown on Attachments 3 to 6.

**Report Highlights**

- The Owner proposes to construct a 3,720 m<sup>2</sup> employment building (warehouse) with accessory office use.
- The development Planning Department supports the approval of the proposed development, subject to the Recommendations of this report, as the employment building and accessory office use conforms with the Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area.

**Recommendations**

1. THAT Site Development File DA.18.019 (Tricol Developments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of a 3,720 m<sup>2</sup> employment building (warehouse) with an accessory office use, as shown on Attachments 3 to 6:

- a) That prior to the execution of a Site Plan Agreement:
- i) The Development Planning Department shall approve the final site plan, landscape plan, landscape cost estimate, building elevations, signage details and lighting plan;
  - ii) The Development Engineering Department shall approve the final grading plan, erosion and sediment control plan, and photometric lighting plan;
  - iii) The Owner shall provide revised Stormwater Management and Geotechnical Reports to address the City's 5 mm on-site retention requirements to the satisfaction of the Development Engineering Department;
  - iv) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
  - v) The Owner shall obtain all necessary approvals from Transportation Services, Parks and Forestry Operations Department for the removals of public trees regulated by the Public Property Tree Protection By-law 95-2005. The Owner shall pay compensation in the amount of \$4,491.21 towards Urban Forest Rejuvenation.
  - vi) The Owner shall successfully obtain approval of a Consent Application from the Vaughan Committee of Adjustment, for a servicing agreement and a servicing easement located within the lands municipally known as 123 Great Gulf Drive, and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee. Proof of a mutual servicing agreement or easement documents, and a reference plan delineating the easement, shall be registered on title.

## **Background**

The 0.82 ha subject lands (the 'Subject Lands') are located on the south side of Great Gulf Drive, east of Keele Street, as shown on Attachments 1 and 2, and are within the Keele/407 Business Park (the 'business park').

### ***A Site Development application has been submitted to permit the Development***

The Owner has submitted Site Development File DA.18.019 (the 'Application') to permit a 3,720 m<sup>2</sup> employment use building, as shown on Attachment 3, consisting of a one-storey, 2,220 m<sup>2</sup> warehouse and a two-storey, 1,500 m<sup>2</sup> accessory office use and 97 parking spaces (the 'Development').

## **Previous Reports/Authority**

Not Applicable

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement, 2014***

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario shall be 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 for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

Section 1.3.1 - Employment of the PPS encourages planning authorities to promote economic development and competitiveness by:

- "a. providing for an appropriate mix and range of employment and institutional uses to meet long-term needs;*
- b. providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses, and into account the needs of existing and future businesses;*
- c. encouraging compact, mixed-use development that incorporates compatible employment uses to support livable and resilient communities; and*
- d. ensuring the necessary infrastructure is provided to support current and projected needs."*

The Development utilizes a vacant lot for an employment use within the existing business park. The Development complements and is compatible with the existing uses within the business park and provides flexibility and diversified employment opportunities to help meet the City's long-term employment needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure are available to serve the Development. In consideration of the above, the Development is consistent with the PPS.

### **The Development conforms to the Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2017**

The *Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2017*, (the 'Growth Plan') is intended to guide decision making on the development of land by encouraging compact built form, transit supportive communities, diverse land uses, a range and mix of housing types. The Growth Plan encourages population and employment growth within 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.

The Subject Lands are located within a Settlement Area identified as a built-up area that contributes to providing employment lands. Specifically, the Subject Lands are located within an employment area located near Highway 407 and the existing Canadian National Rail yards. The Development implements an employment use within a Settlement Area where municipal water and wastewater services are available and will complete the development of the surrounding business park. Therefore, the Development conforms to the Growth Plan.

***The Development conforms to the York Region Official Plan 2010***

The York Region Official Plan 2010 ('YROP 2010') guides economic, environmental and community building decisions across York Region and encourages compact built form, transit supportive communities, diverse land uses, and a range and mix of housing types.

The Subject Lands are designated "Urban Area" on Map 1 - "Regional Structure" of the YROP 2010. The "Urban Area" designation permits a range of residential, commercial, employment and institutional uses. The Subject Lands are located within the Keele / 407 Business Park, which is designated "Regional Transit Priority Network" by Map 11 - Transit Network, and as "Cycling Facilities on Non-Regional Roads" by Map 10 - Transit Network of YROP 2010.

Chapter 4.3 - Planning for Employment Lands requires (in part) development within lower-tier municipalities to conform with the YROP policies as follows:

- 4.3.15***      *That employment land development be designed to be both walkable and transit accessible where possible.*
- 4.3.16***      *That development on fully serviced employment lands be compact and achieve a region-wide average minimum density of 40 jobs per hectare in the developable area. This target is expected to be higher for lands adjacent to centres and corridors.*
- 4.3.18***      *To require flexible and adaptable employment lands that include street patterns and building design and siting that allow for redevelopment and intensification."*

The Subject Lands are located within an employment area accessible by active and public transportation, specifically from Keele Street by sidewalk and a future bicycle path along Great Gulf Drive. The Development is located on a vacant lot within a serviced business park and will contribute to achieving the Region's employment targets for serviced employment lands. In consideration of the above, the Development conforms to the YROP.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are designated “General Employment” by the Vaughan Official Plan 2010 (‘VOP 2010’) and are located within the “Employment Areas” shown on Schedule 1 - Urban Structure of VOP 2010. The “General Employment” designation permits a full range of employment uses including, manufacturing, warehousing (not a retail warehouse), processing, transportation, distribution and may or may not include outdoor storage.

The Development proposes an employment building (warehouse) with accessory office use, comprising 40% of the total building GFA which is directly related to the warehouse use, located within a wholly enclosed building. The proposed employment use is permitted by the “General Employment” designation and conforms to the policies of VOP 2010.

***The Development complies with Zoning By-law 1-88***

The Subject Lands are zoned “EM2 General Employment Area Zone” by Zoning By-law 1-88, subject to site-specific Exception 9(1103), as shown on Attachment 2, which permits the proposed employment and accessory office use. The Development complies with Zoning By-law 1-88.

***The Development Planning Department supports the Development, subject to the Recommendations in this Report***

Site Plan

The Subject Lands are accessed by a one-way vehicular ingress driveway adjacent to the east limit of the property with the egress driveway at the west limit of the site. The proposed building shown on Attachment 3 is accessed by a primary entrance located along the north elevation facing Great Gulf Drive. A total of 97 parking spaces are provided, including two Type A and two Type B barrier-free parking spaces, and are proposed to be screened from the street line with landscape shrubs. The Development includes one internal waste room for the office and one for the warehouse, with the required staging and loading area for the waste bins located at the southeast corner of the property.

Landscape Plan

The landscape plan is shown on Attachment 4. Existing municipal street trees line the periphery of the Subject Lands. The Development includes off-set tree plantings that will result in a robust and attractive landscape. The Owner is required to update the lighting plan to achieve zero lux at the Open Space Conservation (‘OS1’) Zone boundary and include a screened chain-link fence on the retaining wall along the OS1 Zone Boundary.

## Building Elevations

The building elevations are shown on Attachment 5 and include light colour precast panels with an accented vertical element that articulates the building entrance and massing. The accessory office is proposed to be finished in a light blue vision glazing and light grey spandrel panels that incorporates bird-friendly treatments. A metal screen feature on the first floor below under the cantilevered portion of the office provides an architectural element that screens the parking area.

The final site plan, building elevations, landscape plan, signage details and lighting plan must be approved to the satisfaction of the City prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

### ***The Environmental Services Department, Solid Waste Management Division has no objection to the Development, subject to conditions***

The Environmental Services Department, Solid Waste Management Division has reviewed the Application and has no objection, subject to the bin staging and loading pad being constructed to a minimum “200 mm reinforced concrete” and noted on the appropriate drawings. Prior to final approval and execution of the Site Plan Agreement, the Owner must satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. A condition to this effect is included in the Recommendations of this report.

### ***The Development Engineering Department has no objection to the Development, subject to conditions***

The Development Engineering Department (‘DE’) has no objection to the Development subject to the conditions in the Recommendations of this report. The DE Department has identified the following matters to be addressed prior to the final approval and execution of a Site Plan Agreement:

## Stormwater Management and Geotechnical Report

The Owner shall provide revised Stormwater Management and Geotechnical Reports to address the City’s 5 mm on-site retention requirements to the satisfaction of the Development Engineering Department. A condition to this effect is included in the Recommendations of this report.

## Water, Sanitary and Storm Infrastructure

Sanitary infrastructure, storm servicing, and water services are proposed to the Subject Lands via an existing serving easement through the adjacent property at 123 Great Gulf Drive. Any changes to this infrastructure arrangement must be approved to the satisfaction of the DE Department. The Owner must obtain a Ministry of the Environment, Conservation and Parks (“MECP”) Environmental Certificate of Approval

("ECA") prior to any connection to the existing storm service between 99 and 123 Great Gulf Drive.

#### Servicing Easement Agreement

A mutual servicing agreement and easement is proposed for shared servicing between 99 and 123 Great Gulf Drive, as shown on Attachment 2. The Owner shall successfully obtain approval of a Consent Application to create a servicing easement over 123 Great Gulf Drive in favour of 99 Great Gulf Drive from the Vaughan Committee of Adjustment and the Committee's decision shall be final and binding. The Owner shall satisfy any conditions of approval imposed by the Committee. Proof of a servicing agreement and easement documents, and a reference plan delineating the easement, shall be registered on title as a condition of DE Department approval. Conditions of the DE Department's approval have been included in the Recommendations of this report.

#### Erosion and Sediment Control

The plans in support of the Development include erosion and sediment control measures. The Owner is required to use best practice measures, including mud mat installations, to the existing back of the municipal curb as identified in the City Standard and Toronto Region Conservation Authority ("TRCA") Erosion and Sediment Control Guidelines for Urban Construction, dated December 2006 to minimize any silt laden runoff and discharge from the Subject Lands.

#### Photometric Lighting

The Owner is required to submit a revised photometric lighting plan that demonstrates a zero-light level distribution at the property lines, to the satisfaction of DE Department. A condition to this effect is included in the Recommendations of this report.

The DE Department shall approve the final grading plan, erosion and sediment control plan, photometric lighting plan and stormwater management and geotechnical reports. A condition to this effect is included in the Recommendations of this report.

#### ***The Owner is required to provide compensation for the removal of trees***

The Transportation Services, Parks and Forestry Operation Department requires tree compensation in the amount of \$4,491.21 to be paid to the City for the value of three municipal trees to be removed, specifically trees 710, 711 and 722 that were identified in the Owner's Tree Inventory, prior to the execution of the Site Plan Agreement. The compensation will be used towards Urban Forest Rejuvenation for the removal of the three existing municipal trees which cannot be re-accommodated. The Owner shall obtain all necessary approvals from Transportation Services, Parks and Forestry Operations Department for the removals of public trees regulated by the Public Property Tree Protection By-law 95-2005.

The remaining City trees (trees, 713, 714, 715, 716, 718, 719, 720 & 721) are valued at \$12,877.98 in total and must be protected in accordance with the City's Tree Protection Standards. If these trees are damaged, the cost of the damaged trees shall be recovered from the Owner. The requirements for tree compensation is included in the Recommendations of this report.

***Development Charges are applicable to the Development***

The Financial Planning and Development Finance Department requires that the Owner pay all 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.

***Ministry of Transportation Ontario ('MTO') permits are required***

The Owner is required to obtain a MTO Sign Permit and an MTO Building and Land Use Permit prior to the commencement of any on-site works. If it is determined that the light trespass/glare from this Development adversely impacts the traveling public, the Owner will be required to address the issue at their expense, to the satisfaction of MTO. A condition to address MTO's request has been included in the Recommendations of this report.

***The following utilities, agencies and Departments have no objection to the Development***

- Alectra Utilities, Enbridge, Rogers Communications,
- Environmental Services Department, Solid Waste Management Division
- Vaughan Fire and Rescue Service
- Office of the City Solicitor, Real Estate Department
- Cultural Heritage Section

**Financial Impact**

Not Applicable.

**Broader Regional Impacts/Considerations**

York Region advises that they have no objection to the Development.

**Conclusion**

The Development Planning Department has reviewed Site Development File DA.18.019 in consideration of the applicable provincial policies, the policies of the YROP 2010, VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments, external public agencies and the surrounding area context. The Development shown on Attachments 3-5 is consistent with Provincial Policy, conforms to the YROP 2010 and VOP 2010, complies with the "EM2 General Employment Area Zone" of Zoning By-law 1-88 and is appropriate for the Subject Lands. Should Council approve Site Development File DA.18.09, conditions of approval are included in the



Recommendations of this report.

**For more information**, please contact: Laura Janotta, Planner, Development Planning Department, Extension 8634

### **Attachments**

1. Context Location Map
2. Location Map
3. Proposed Site Plan
4. Landscape Plan
5. North, South and East Building Elevations

### **Prepared by**

Laura Janotta, Planner, ext. 8634

Stephen Lue, Senior Planner, ext. 8210

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Mauro Peverini, Director of Development Planning, ext. 8407

/CM