

Committee of the Whole (2) Report

DATE: Wednesday, March 8, 2023 **WARD:** 2

TITLE: WOODBRIDGE COLD STORAGE LTD.
SITE DEVELOPMENT FILE DA.18.076
VICINITY OF MILANI BOULEVARD AND HIGHWAY 27

FROM:

Haiping Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

The Owner seeks approval from the Committee of the Whole for Site Development File DA.18.076, for the subject lands as shown on Attachment 2, to permit a 2-storey employment building with one (1) truck washing bay, three (3) truck repair bays, a warehouse, an accessory office, and outside storage of truck cabs and truck trailers, as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the subject lands to permit a 2-storey employment building with one (1) truck washing bay, three (3) truck repair bays, a warehouse, an accessory office, and outside storage of truck cabs and truck trailers.
- The Development Planning Department supports the approval of the Site Development Application as the development is consistent with the Provincial Policy Statement 2020, conforms to the Growth Plan 2019, as amended, the York Region Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Recommendations

1. THAT Site Development File DA.18.076 (Woodbridge Cold Storage Ltd.) BE APPROVED, SUBJECT TO THE CONDITIONS OF APPROVAL as set out in

Attachment 1, to permit the development of a 2-storey employment building with one (1) truck washing bay, three (3) truck repair bays, a warehouse, an accessory office, and outside storage of truck cabs and truck trailers, as shown on Attachments 3 to 6.

2. THAT Council approve monetary compensation in the amount of \$127,209.00 to be paid by the Owner (Woodbridge Cold Storage Ltd.) to the City, for both the Woodland vegetation replacement value and the land value resulting from the unauthorized removal of Woodland trees from the Subject Lands.

Background

The subject lands ('the Subject Lands') are two (2) hectares in size and are legally described as Block 2 of Plan 65M-4386, Part of Lot 10, Concession 9. The Subject Lands are situated north of Milani Boulevard, east of Innovation Drive and south of Langstaff Road, and are currently occupied by the outside storage of trucks and truck cabs. The southwest portion of the Subject Lands are located within the Toronto and Region Conservation Authority ('TRCA') Regulated Area. Highway 427 abuts the Subject Lands to the west and there is a hydro corridor abutting the northeast of the Subject Lands. The Subject Lands and surrounding land uses are shown on Attachment 2.

Site Development File DA.18.076 ('the Application') was deemed complete on October 1, 2018.

Previous Development Applications have been submitted for the Subject Lands

On February 21, 2000, the owner of the Subject Lands at the time, 698069 Ontario Limited, submitted Zoning By-law Amendment File Z.00.020 and Draft Plan of Subdivision 19T-89063 to rezone the Subject Lands and the surrounding area from "A Agricultural Zone" to "C7 Service Commercial Zone", "EM1 Prestige Employment Area Zone", "EM1 (H) Prestige Employment Area Zone" with a Holding Symbol "(H)", "EM2 General Employment Area Zone", "EM2 (H) General Employment Area Zone" with a Holding Symbol "(H)" and "OS1 Open Space Conservation Zone" to permit the land uses required to facilitate Draft Plan of Subdivision File 19T-89063 consisting of 12 development blocks including two commercial blocks, two prestige employment blocks, a future prestige employment block, a general employment block, and two future general employment blocks, together with one open space block and 3 remaining blocks for future roads, and widenings. A Public Meeting for these applications was held on May 15, 2000, and the recommendations to receive the Public Meeting and forward a comprehensive report to a future Committee of the Whole meeting, were ratified by Council on May 23, 2000.

On June 25, 2001, Vaughan Council approved the recommendations of the Committee of the Whole Report of June 18, 2001 for the applications which specifically zoned the

Subject Lands from “A Agricultural Zone” to “OS1 Open Space Conservation Zone”, “EM1(H) Prestige Employment Area Zone” with a Holding Symbol “(H)” and “EM2 (H) Prestige Employment Area Zone” with a Holding Symbol “(H)”, to ensure the lands are combined with other part blocks to form full developable blocks, and/or upon the determination of the final alignment for the proposed Highway 427 extension and cross-over, to the satisfaction of the Ministry of Transportation (‘MTO’). By-law 147-2006 was enacted by Council on May 8, 2006.

On May 12, 2008, the owner of the Subject Lands at the time, SRF Vaughan Property II Inc., submitted Draft Plan of Subdivision Application File 19T-08V03 to facilitate a new lotting and road pattern to the Plan of Subdivision previously approved for the Subject Lands and surrounding lands. Draft Plan of Subdivision Application File 19T-08V03 was heard by the Committee of the Whole (Public Meeting) on October 19, 2009, and the recommendations of the report were adopted without amendment by Vaughan Council on November 3, 2009.

On April 5, 2011, Vaughan Council approved the recommendations of the Committee of the Whole Report of February 22, 2011, for Draft Plan of Subdivision File 19T-08V03. The subdivision was registered on February 4th, 2012, as Plan 65M-4386.

On June 18, 2019, the current Owner (‘the Owner’), Woodbridge Cold Storage Ltd. submitted Zoning By-law Amendment File Z.19.010 to remove the Holding Symbol “(H)” from the “EM1 Prestige Employment Area Zone” and the “EM2 General Employment Area Zone” on the Subject Lands. On August 7, 2019, MTO confirmed that they have no objections to the removal of the Holding Symbol “(H)” and subsequently By-law 129-2019 was approved by Vaughan Council on October 2, 2019.

A previous development proposal was submitted for the Subject Lands

The Application was submitted on September 7, 2018, which proposed to develop the Subject Lands in three (3) phases and consisted of 3 wash bays, a 2-storey office building, and warehouse building in Phase 1 and two 9-storey cold storage warehouse buildings with loading facilities in Phases 2 and 3.

The Application has been revised to permit a 2-storey employment building with outside storage

The Application was later revised to remove the phasing in order to facilitate the development of a 2-storey, 2,446.33 m² employment building with one (1) truck washing bay, three (3) truck repair bays, a warehouse, an accessory office, and outside storage of truck cabs and truck trailers (‘the Development’), as shown on Attachments 3 to 6 with the following Gross Floor Areas (‘GFA’):

Ground Floor Warehouse	414.25 m ²
Ground Floor Wash Bay	348.40 m ²

Ground Floor Repair Bays	553.25 m ²
Ground Floor Office	548.72 m ²
Ground Floor Garbage Enclosure	28.50 m ²
<u>2nd Floor Office</u>	<u>553.21 m²</u>
Total GFA	2,446.33 m ²

Outside Storage Area	2,657.38 m ²
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The unauthorized removal of approximately 0.56 ha of protected woodland occurred on the Subject Lands

The Subject Lands previously contained approximately 0.56 ha of woodland area ('the Woodland') which were identified as a "Conservation Area/Regional Forest" by "Map 5 – Woodlands" of the York Region Official Plan, 2010 ('YROP') and an "Unapproved" and "Core Feature" by Schedule 2 – Natural Heritage Network of the Vaughan Official Plan ('VOP 2010').

The Woodland was located in the southwest corner of the Subject Lands and extended west beyond the Subject Lands. The Woodland which contained approximately 188 trees was removed without authorization between the years 2017 and 2018.

Policy 3.2.3.9 of VOP 2010 requires, "that the unauthorized removal or alteration of natural features or functions within areas identified as Core Features is prohibited and will result in the features and functions being restored to their previous state at no expense to the City of Vaughan and other public agencies. In the case of a development application, the application will not proceed until restoration works have been undertaken to the satisfaction of the City and TRCA and/or York Region, as needed."

Once staff confirmed the unauthorized Woodland removal had taken place, further processing of the Application did not occur in accordance with the above-noted VOP 2010 policy until the appropriate studies were received to the satisfaction of the Policy Planning and Special Projects ('PPSP') Department. The Owner submitted a Compensation/Enhancement Plan prepared by Cambium, dated January 10, 2020, and a Landscape Architecture Appraisal/Compensation Report prepared by Landmark Environmental Group Ltd., dated July 23, 2020. The PPSP Department has reviewed the above noted materials and has advised that they can accept a compensation amount of \$127,209.00 to restore the impacted ecosystem and replace its land base. Prior to the execution of the Site Plan Agreement, the Owner shall provide the compensation amount to the Natural Heritage Compensation Reserve of the Policy Planning and Special Programs Department. A condition to this effect is included in Attachment 1. The Owner also proposes a robust landscaping plan for the Subject Lands as shown on Attachment 4, to replace trees that have been lost.

York Region and TRCA, who do not regulate the Subject Lands but act as technical advisors on environmental matters to the City, have reviewed the proposed compensation and are satisfied.

Approval of the Application is delegated to staff under the Site Plan Control By-law; however, staff are bringing the Application forward to Council for approval to address woodland compensation matters

In accordance with Section 6 a) i) of the City of Vaughan Site Plan Control By-law 123-2013 ('the Site Plan Control By-law'), all employment area development except for retail, service commercial, and retail warehouse development, are delegated to municipal staff for approval. However, in accordance with Section 7 of the Site Plan Control By-law, "in the event that the terms and conditions set by the Commissioner of Planning or designate for the approval of any delegated application are not agreed to or for any other reason, the application may be referred to Council". Accordingly, the Application is being brought forward by the Development Planning Department for Council to consider the monetary compensation being provided by the Owner to the City to address the woodland removal matter. A condition to this effect is included in the Recommendations of this report. Additionally, the Application is not subject to delegation under Bill 109 as the Application was received and deemed complete prior to the enactment of Bill 109 on July 1, 2022.

Previous Reports/Authority

[May 15, 2000, Committee of the Whole Report No. 46, Item 2, ratified by Council on May 23, 2000, Zoning By-law Amendment File Z.00.020 and Draft Plan of Subdivision File 19T-98063](#)

[June 18, 2001, Committee of the Whole Report No. 49, Item 37, ratified by Council on June 25, 2001, Zoning By-law Amendment File Z.00.020 and Draft Plan of Subdivision File 19T-98063](#)

[October 19, 2009, Committee of the Whole Report No. 47 \(Public Meeting\), Item 1, ratified by Council on November 3, 2009](#)

[February 22, 2011, Committee of the Whole Report No. 11, Item 4, ratified by Council on April 5, 2011, Draft Plan of Subdivision File 19T-08V03](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 ('PPS') provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides policies for appropriate development while ensuring that

public health and safety, and the quality of the natural and built environment, are protected. In accordance with Section 3(5) of the *Planning Act*, all land use decisions in Ontario “shall be consistent” with the PPS.

The Development is consistent with the PPS, specifically Policy 1.3.1 which encourages planning authorities to promote economic development and competitiveness by: providing an appropriate mix and range of employment uses to meet long term needs, encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities and ensuring the necessary infrastructure is provided to support current and projected needs.

The Application facilitates the development of the Subject Lands for an employment use within an existing business park. The Development provides a mix of uses which complements and is compatible with the existing and planned uses within the business park and provides employment opportunities to help meet the City’s long term employment needs. The Subject Lands are also located in an area where servicing and infrastructure are available to serve the Development.

The Development also satisfies Policy 1.5 b) of the PPS by providing a trail on the Subject Lands, as shown on Attachments 3 and 4, that will be dedicated to the City for public use and enjoyment. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019, as amended, (‘Growth Plan’) guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. The Growth Plan provides a framework for managing growth in the Greater Golden Horseshoe, by encouraging the concentration of population and employment growth within the Settlement Areas and promotes the development of complete communities that offer a mix of uses, access to local amenities, public services facilities and connections to municipal water and wastewater systems. Vaughan Council’s planning decisions are required by the *Planning Act* to conform to, or not conflict with, the Growth Plan.

The Subject Lands are located within the “Built-Up Area” of a “Settlement Area”. Policy 2.2.5 of the Growth Plan identifies that economic development and competitiveness will be promoted by: making more efficient use of existing employment areas by using vacant and underutilized employment lands, ensuring the availability of sufficient land in appropriate locations, for a variety of employment to accommodate forecasted employment growth.

The Development conforms to the Growth Plan policies by making efficient use of vacant land within an existing employment area where existing servicing and infrastructure are available. In consideration of the above, the Development conforms to the Growth Plan.

The Development conforms to York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental, and community building decisions across York Region. The Subject Lands are designated "Urban Area" by Map 1: Regional Structure of the YROP and are also located within an area identified as "Strategic Employment Lands - Conceptual" as shown on Figure 2 - York Region Strategic Employment Lands in YROP 2010.

The "Urban Area" designation permits a range of residential, industrial, commercial, employment and institutional uses. 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 (Policy 4.3).

The Subject Lands are located within an employment area and will efficiently utilize the Subject Lands to maintain the planned employment use for the property. Therefore, the Development conforms to the policies of the YROP.

The recently approved York Region Official Plan, 2022 is not the in-force policy for the Subject Lands

The York Region Official Plan, 2022 ('YROP 2022'), which represents emerging policy, was adopted by York Region Council on June 30, 2022. It was approved by the Ministry of Municipal Affairs and Housing ('MMAH'), with modifications, on November 4, 2022. The YROP 2022 replaces the YROP with respect to applications not deemed to be complete as of the YROP 2022 date of approval (Transition Policy 7.4.13). As the Application was deemed complete prior to the approval of YROP 2022, the YROP 2010 remains as the in-force Regional Official Plan against which conformity of the Applications is measured.

The Development conforms to VOP 2010

The Subject Lands are designated "Prestige Employment", "General Employment" and "Natural Areas" by Vaughan Official Plan ('VOP 2010'), Volume 1 and are located within the "Employment Areas" designation shown on Schedule 1 - Urban Structure of VOP 2010.

The "Prestige Employment" and "General Employment" designations permit a full range of employment industrial uses including warehousing (but not retail warehousing), manufacturing, processing and distribution uses within wholly enclosed buildings. Office and retail uses accessory to and directly associated with the employment uses are also permitted within these designations, so long as office uses do not exceed 49% of the total GFA devoted to the primary use. The "General Employment" designation also permits outside storage that is accessory to and directly associated with the employment use.

The Development conforms to VOP 2010 because it proposes employment industrial uses with accessory office space that does not exceed 49% of the total GFA dedicated to the primary use (warehouse, truck wash and repair bays). The proposed outside storage area for truck and trailer parking is also directly associated with the main use and wholly located within lands designated and zoned “General Employment”, which permits outside storage. No structures are proposed within the lands designated “Natural Areas”. Therefore, the Development conforms to the land use policies of VOP 2010.

The Development respects the design criteria (Section 9.2.3.7) for employment buildings in VOP 2010. The Development is proposed to be low rise in form, the main entrances of the building are oriented to Milani Boulevard and walkways are provided near the building entrances to facilitate safe pedestrian access. Surface parking for the Development is proposed to be only one aisle and is mainly located in the side yard and is adequately screened from the Milani Boulevard through plantings. In consideration of the above, the Development conforms to the employment building design criteria of VOP 2010.

In consideration of the above, the Development conforms to the policies of VOP 2010. The Development Planning Department is also satisfied that Policy 3.2.3.9 of VOP 2010, respecting unauthorized tree removals is being appropriately addressed by the Owner through compensation, as explained earlier in this report.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Application was received on September 7, 2018 and deemed complete on October 1, 2018, the Application is transitioned under Zoning By-law 001-2021.

The Development is permitted by Zoning By-law 1-88

The Subject Lands are zoned “EM1 Prestige Employment Area Zone”, “EM2 General Employment Area Zone” and “OS1 Open Space Conservation Zone”, by Zoning By-law 1-88, subject to site specific exception 9(1258). The employment building proposed for the Development is wholly located within the “EM1 Prestige Employment Area Zone” which permits the proposed employment use and accessory office uses, whereas the outside storage use is wholly proposed to be located within the lands zoned “EM2 General Employment Area Zone”. As the outside storage use is directly associated with the employment and office uses and all uses are located on the same lot, the Development is permitted by Zoning By-law 1-88.

Additionally, in accordance with site specific exception 9(1258), the Development provides a 9.1-metre-wide strip of land along its western lot line which abuts Highway 427 and provides a setback in excess of 10 metres from the main wall of the building to the abutting “OS1 Open Space Conservation Zone”. No structures are proposed within the “OS1 Open Space Conservation Zone”. Therefore, the Development meets the requirements of site-specific exception 9(1258).

The Development also complies with the outside storage provisions (Section 6.3.2 of Zoning By-law 1-88. The outside storage area does not exceed 30% of the lot area, the Development proposes a GFA of 2,446.33 m² which exceeds the 550 m² requirement of Zoning By-law 1-88. The outside storage area is located in the rear/interior side yard of the Subject Lands, enclosed by a 2 metre high chain link fence with an opaque landscape screen, and is setback 20 metres from Milani Boulevard. Plantings are provided along the street frontage and at the limits of the Subject to screen the outside storage area from the street and abutting properties. The Owner has also confirmed that the storage of truck cabs and truck trailers shall not exceed 3 m in height.

The Development Planning Department supports the Development, subject to conditions

Site Plan

The Development consists of a 2,446.33 m², 2-storey employment building with one (1) truck washing bay, three (3) truck repair bays, a warehouse, an accessory office, and outside storage of truck cabs and truck trailers, as shown on Attachments 3 to 6. The main entrance to the building is located on the east side of the building facing Milani Boulevard. A multi-use trail is proposed at the southern limits of the Subject Lands that will be conveyed to the City.

Building Elevations

The proposed building elevations are shown on Attachments 5 and 6. Architectural materials proposed for the building includes insulated precast walls, insulated precast wall panel by stubbles, poured concrete wall, glazed panels with visual horizontal strip patterns on glass (bird friendly treatments), metal flashing, metal doors with glass panels and aluminum canopies over the main entrance to the building.

Landscape Plan

The landscape plan is shown on Attachment 4. A landscape strip 9.1 metres in width is proposed along the western and northern boundaries of the Subject Lands abutting Highway 427 and a 3-metre-wide landscape strip is proposed abutting Milani Boulevard. A total of 359 plantings are proposed in the landscape strips proposed for the Subject Lands, containing a variety of deciduous and coniferous trees and shrubs that are also proposed to be planted on the balance of the Subject Lands. Coniferous trees are proposed along Milani Boulevard to screen the outside storage area from the street. A 2-metre-high chain link fence with opaque landscape screening is also proposed surrounding the outside storage area with an additional chain link fence provided along the northern, western, and southern boundaries of the Subject Lands.

A 1.5 metre landscape strip is proposed along both sides of the 3-metre-wide multi-use trail being conveyed to the City and is proposed to be fully enclosed by a 1.5-metre-high black vinyl chain link fence that is also proposed to continue along the western boundary of the Subject Lands.

A 400 m² snow storage area is proposed within the landscape strip abutting the northern property line of the Subject Lands. A combination of asphalt and concrete surfaces are proposed for the building area associated with the Development, while a gravel surface is proposed for the outside storage area.

Waste

The waste room is proposed to be enclosed within the employment building and contains one (1) recycling bin and one (1) garbage bin. A loading space is proposed on the west side of the building adjacent to the waste room to facilitate waste removal from the Subject Lands. Environmental Services has reviewed the proposed waste management system and is satisfied.

Transportation

Two full moves accesses are proposed from Milani Boulevard via private driveways. A total of 50 parking spaces are proposed to serve the Subject Lands, including two (2) accessible parking spaces and three (3) carpooling spaces that are located near the main building entrance. A total of 14 bicycle spaces are proposed for the Development on the Subject Lands. A total of three (3) loading spaces are proposed for the warehouse component of the Development on the north side of the building and one (1) loading space is proposed on the west side of the building for the purpose of waste collection. The Development also features four (4) drive through spaces to accommodate a truck washing bay and three (3) truck repair bays.

Lighting Plan

Light poles are proposed for the Development in the parking areas, landscaped areas and at the property limits abutting the multi-use trail. The Development achieves 0.0 lux at the limits of the Subject Lands, except along the south property line. Urban Design Staff have reviewed the lighting plan and encourage the lux values to range from 0.0 to 0.13 lux. The lighting plan will be approved to the satisfaction of the Development Planning Department.

Sustainability Performance Metrics

The Development achieves an overall Sustainability Performance Metrics application score of 31 points (bronze level) which meets the City's minimum threshold requirement.

Conditions of Site Plan Approval

Prior to the execution of the Site Plan Agreement, the site plan, building elevations, architectural materials, landscape plan, landscape details, landscape cost estimate, lighting plan, and sustainability metrics are required to be approved to the satisfaction of the Development Planning Department. A condition to this effect is included in Attachment 1.

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

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

and has provided the following comments as it relates to the Development:

Water Servicing

Water servicing has been pre-serviced for the Development via an existing water service connection from Milani Boulevard. The existing sanitary connection was designed and installed through Subdivision Plan 19T-08V03. The Subject Lands have a secondary connection pre-serviced from the subdivision within the northern half of the lands which will not be utilized at this time but will be maintained for future development. The water servicing strategy is acceptable to the DE Department.

Sanitary Servicing

Sanitary servicing has been pre-serviced for the Development via an existing sanitary service connection from Milani Boulevard. The existing sanitary connection was designed and installed through Subdivision Plan 19T-08V03. The Subject Lands have a secondary connection pre-serviced from the subdivision within the northern half of the lands which will not be utilized at this time but will be maintained for future development. The water servicing strategy is acceptable to the DE Department.

Storm Servicing

Stormwater servicing is proposed for the Development via two existing pre-serviced storm service connections from Milani Boulevard. The two storm connections were designed and constructed through Subdivision Plan 19T-08V03. The drainage for the Subject Land is divided into two which ultimately discharges into two separate Stormwater Management Ponds: Milani Pond to the south and Innovation Pond to the northeast. The drainage will be released at a controlled rate with two orifice tubes on each control manhole. The water balance requirements are achieved via infiltration galleries within both the north and south side of the Subject Lands. Each storm system will also be equipped with Oil Grit Separator (Jelly Fish Filters) just upstream of the proposed orifice tube to ensure storm quality is meeting the city standards. The storm servicing strategy is acceptable to the DE Department.

In consideration of the above, the DE Department is satisfied that the Development can be adequately serviced.

Transportation

The Transportation Division of the DE Department has reviewed the site plan and associated truck maneuvering and has no objections to the Development. The proposed full moves accesses to the Development and demonstrated truck maneuvering can accommodate the Development. Parking for the Development is provided in accordance with the by-laws and appropriate pathways are provided on and off site to encourage active transportation. In consideration of the above, Transportation staff are satisfied.

Environmental Site Assessment

The Owner submitted a Phase One Environmental Assessment prepared by YCA Engineering Ltd., dated August 30, 2018, Environmental Test Pit Activities prepared by XCG Consulting Ltd., and a Geotechnical Investigation prepared by Cambium Inc.,

dated August 23, 2018, and revised February 19, 2020, in support of the Development. The DE Department has reviewed these materials and is satisfied that the Subject Lands have been cleared of environmental concern.

Noise

The Owner submitted an Environmental Noise Assessment prepared by YCA Engineering Limited, dated February 25, 2020, and an addendum letter dated September 13, 2021. The report and addendum concluded that there will be no negative noise impact on the nearest residential properties, due to the distance separation between the uses and the type of activities that will take place on the Subject Lands will meet Ministry of Environment (MOE) noise standards. The DE Department agrees with this conclusion and is satisfied.

Conditions of Site Plan Approval

Prior to the execution of the Site Plan Agreement, the final site grading plan, site servicing plan, erosion and sediment control plan shall be approved to the satisfaction of the DE Department. A condition to this effect is included in Attachment 1.

The TRCA has no objection to the Development, subject to their condition being satisfied

The southwestern portion of the Subject Lands are located within the TRCA Regulation Limit and as such, the Owner obtain a permit from the TRCA. A condition to this effect will be included in the Site Plan Agreement as identified on Attachment 1. The TRCA also reviewed the stormwater management design for the Development. The TRCA is satisfied with the stormwater management design and have no objections to the approval of the Development, subject to their condition of approval.

MTO has no objection to the Development, subject to their conditions being satisfied

MTO has reviewed the Development and has no objection to the approval of the Development. A note has been included on the site plan to identify that all development within 14 metres of the property line shared with the Highway 427 is non-essential and can be removed at no cost to MTO if MTO requires the property for the extension of Highway 427. Prior to the execution of the Site Plan Agreement, the Owner shall obtain a land use permit from MTO. A condition to this effect is included in Attachment 1.

The Policy Planning and Special Programs Department has no objection to the Development, subject to compensation being provided

The PPSP Department has no objection to the Development, subject to monetary compensation being paid by the Owner for the removal of the Woodland without authorization. The PPSP Department recommends that prior to the execution of the Site Plan Agreement, the Owner must pay compensation in the amount of \$127,209.00. A condition to this effect is included in Attachment 1.

Development Charges are applicable for the Development

The Financial Planning and Development Finance Department requires the Owner to pay all applicable development charges, in accordance with the Development Charges By-laws of the City of Vaughan, York Region, York District School Board and York Catholic District School Board. A standard clause to this effect will be included in the Site Plan Agreement.

Cultural Heritage has no objections to the Development subject to archaeological conditions being included in the Site Plan Agreement

The Subject Lands are not designated under the *Ontario Heritage Act* and are not identified as being of high archaeological potential. The property has been cleared of archaeological concern; however, the standard archaeological clauses will be included in the Site Plan Agreement as a precaution, as shown on Attachment 1.

Cash-in-Lieu of the dedication of parkland has been satisfied

The Real Estate Department has confirmed payment-in-lieu of the dedication of parkland was satisfied through Plan of Subdivision File 19T-08V03.

The Parks Infrastructure Planning and Development Department has no objection to the Development, subject to their conditions in Attachment 1 being satisfied

In accordance with the Pedestrian and Bicycle Master Plan that was approved by Council on December 17, 2019, a multi-use recreational trail network is identified for the Subject Lands. The Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development provided that the Owner construct and convey the multi-use trail proposed for the southern limits of the Subject Lands to the City of Vaughan, as shown on Attachment 4. A letter of credit for the total cost of the trail works will be taken to ensure that the trail is constructed to the City's satisfaction. Conditions to this effect are included in Attachment 1.

The PIPD Department also recommends warning clauses to be included in the Site Plan Agreement as it relates to the offers of purchase and sale of the Subject Lands that abut the walkway. Conditions to this effect are included in Attachment 1.

The Forestry Operations Division has no objection to the Development, provided tree protection requirements are followed in accordance with Tree Protection By-law 052-2018

The Forestry Operations Division has no objection to the Development, provided tree protection requirements are followed in accordance with By-law 052-2018.

The Fire and Rescue Services Department has no objection to the Application

The Fire and Rescue Services Department has no objection to the Applications, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code at the building permit stage of the Applications.

Bell Canada has no objection to the Development, subject to conditions

Bell Canada has no objection to the Development, subject to the Owner granting Bell Canada any easements that may be required. A condition to this effect will be included in the Site Plan Agreement and has been included in Attachment 1.

Hydro One Networks Inc has no objection to the Development subject to conditions

Hydro One Networks Inc.('HONI') has advised that the Subject Lands abut a HONI high voltage transmission corridor. HONI has no objection to the Development, however, recommends conditions for the Site Plan Agreement to protect HONI's interests. Conditions to this effect have been included in Attachment 1.

Canada Post has no objection to the Development

Canada Post has no objection to the Development as there is an existing community mailbox on Milani Boulevard, that if required, could be added on to, should the Application be approved by Council.

TransCanada Energy has no objection to the Development

TransCanada Energy has advised that the Subject Lands are located 200 metres east from the King's North pipeline and as such, TransCanada Energy has no objection to the Development.

The remaining utilities companies have no objection to the Development

Enbridge Gas, Alectra Utilities Corporation, Rogers Communications Inc. have no objection to the Applications, subject to the Owner coordinating servicing, connections, easements, locates with the above noted utility companies prior to the commencement of any site works. A condition to this effect will be included in the Site Plan Agreement.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region Community Planning and Development Services Department has reviewed the Application and has no objection to the Development.

Conclusion

Site Development File DA.18.076 has been reviewed in consideration of the applicable provincial policies, York Region and City Official Plan policies and Zoning By-law 1-88, the comments received from City Departments, external public agencies, and the surrounding area context. The Development Planning Department is of the opinion that the Development is consistent with the PPS, conforms to the Growth Plan, the YROP 2010, VOP 2010, Zoning By-law 1-88 and are compatible with the surrounding area

context. On this basis, the Development Planning Department can support the approval of the Development, subject to the Recommendations in this report and the Conditions of Approval in Attachment 1.

For more information, please contact: Rebecca Roach, Planner, Development Planning Department, ext. 8626.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. Building Elevations – West and East
6. Building Elevations – South and North

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Reviewed by



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