

Committee of the Whole Report

DATE: Tuesday, May 07, 2019

WARD: 2

**TITLE: ISADAN HOLDINGS LIMITED
SITE DEVELOPMENT FILE DA.17.064
VICINITY OF REGIONAL ROAD 50 AND LANGSTAFF ROAD**

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.17.064 for the Subject Lands shown on Attachment 1, to permit the development of two, 1-storey industrial buildings, a 1-storey eating establishment with an outdoor patio, and an automotive gas bar, served by 206 at-grade parking spaces, as shown on Attachments 2 to 8.

Report Highlights

- The Owner is seeking to permit two, 1-storey industrial buildings, a 1-storey eating establishment with an outdoor patio, and an automotive gas bar served by 206 at-grade parking spaces.
- The Development Planning Department supports the approval of Site Development File DA.17.064, subject to the Recommendations of this report, as the Development is consistent with provincial policy, conforms to the York Region Official Plan and Vaughan Official Plan 2010, and is compatible with the existing and planned uses in the surrounding area.

Recommendations

1. THAT Site Development File DA.17.064 (Isadan Holdings Limited) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS to the satisfaction of the Development Planning Department, to permit the development of two, 1-storey industrial buildings with gross floor areas of 2,651 m² and 222.9m², a 1-storey eating establishment with a gross floor area of 640 m² with a 270 m² outdoor patio, and an automotive gas bar with a gross floor area of 209 m² with 206 at-grade parking spaces, as shown on Attachments 2 to 8:
 - a) that prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details and lighting plan;
 - ii) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, storm tributary plan, Functional Servicing Brief and Stormwater Management Report;
 - iii) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - iv) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
 - v) the Owner shall submit, should the development include bulk fuel equal to or greater than 2500 litres ('≥2500L') or bulk chemicals equal to or greater than 500 litres ('≥500L') within the Highly Vulnerable Aquifer Area ('HVA'), a Contaminant Management Plan ('CMP') prior to the execution of the Site Plan Agreement for review and approval by York Region. If a CMP is not required, a letter prepared by a qualified professional will be required in its place stating that the above noted activities will not be occurring;
 - vi) the Owner shall satisfy all requirements and obtain all necessary approvals from Peel Region;
 - vii) the Owner shall enter into an encroachment agreement with Peel Region for the Owner to provide landscaping in Peel Region's right-of-way at the Owner's expense, to the satisfaction of Peel Region, in conjunction with the City of Vaughan;

- viii) the Owner of the Subject Lands and 1791234 Ontario Limited, the owner of 8745 Regional Road 50, the abutting lands to the south (Site Development File DA.18.086) shall both successfully obtain approval of Consent Applications for the required reciprocal access easements over the Subject Lands and the abutting property to the south for the shared driveway access, as identified in this report, from the Committee of Adjustment. The Committee of Adjustment's decisions shall be final and binding and the Owner and 1791234 Ontario Limited shall satisfy any conditions of approval imposed by the Committee of Adjustment;
 - ix) the Owner of the Subject Lands and the owner of 205 Trade Valley Drive, the abutting lands to the east, shall successfully obtain approval of Consent Applications for the required reciprocal access easements over the Subject Lands and the abutting property to the east for the shared driveway access, as identified in this report, from the Committee of Adjustment. The Committee of Adjustment's decisions shall be final and binding and the Owner and the owner of 205 Trade Valley Drive shall satisfy any conditions of approval imposed by the Committee of Adjustment; and
 - x) the Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for the variance to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.
- b) that the Site Plan Agreement include the following clauses:
- i) "City-wide Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time. Area Specific Development Charges, if any, shall be paid immediately upon entering into the Site Plan Agreement."
 - ii) "That the Owner shall pay cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy, prior to the issuance of a Building Permit."

- iii) “The Owner shall indicate in the Site Plan Agreement, in words satisfactory to Alectra Utilities Corporation, Enbridge Gas Inc., Hydro One and Bell Canada that the Owner shall coordinate servicing and connections, and provide easements and locates with the above-noted utilities prior to the commencement of any site works. In the event of any conflict with existing facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.”
- iv) “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007, S.O.2007* (‘ES Act’). The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approvals made or provided by the City in respect to this Site Plan Agreement, the Owner must comply with the provisions of the ES Act.
- v) “Should archaeological resources be found on the subject lands during construction activities, the Owner must immediately cease all construction activities and notify both the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- vi) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Region Police Department, the Regional Coroner, the Registrar of the Cemeteries Regulation Unit of the Ministry of Government and Consumer Services, and the Development Planning Department, Urban Design and Cultural Heritage Division.”

Background

The subject lands (the ‘Subject Lands’) identified on Attachment 1 are located at the southeast corner of Regional Road 50 and Trade Valley Drive, and are municipally known as 241 Trade Valley Drive. The Subject Lands are located within the Huntington Business Park. A temporary sales trailer is located on the Subject Lands.

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

The Owner has submitted Site Development File DA.17.064 (the 'Application') for the 1.66 ha Subject Lands shown on Attachment 1 to permit two, 1-storey industrial buildings with gross floor areas ('GFA') of 2,651 m² and 222.9 m², a 1-storey eating establishment with a GFA of 640 m² with a 270 m² outdoor patio, and an automotive gas bar with a GFA of 209 m² with 206 at-grade parking spaces (the 'Development').

Previous Reports/Authority

Not Applicable

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2014

The *Provincial Policy Statement, 2014* ('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 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.

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 which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses; and
- d) ensuring the necessary infrastructure is provided to support current and projected needs."

The Development utilizes a vacant site within the Huntington Business Park that will support multiple uses. The Development complements and is compatible with the existing uses within the Huntington Business Park and provides diversified employment opportunities to meet the City's long-term employment needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure is available for the Development. In consideration of the above, the Development is consistent with the PPS.

The Development conforms to Places to Grow – Growth Plan for the Greater Golden Horseshoe, 2017

The *Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2017* ('Growth Plan') is intended to guide decision making on the development of land and includes encouraging compact built form, transit supportive communities, diverse land uses, and flexibility to capitalize on new economic and employment opportunities while providing certainty for traditional industries. The Growth Plan encourages the concentration of population and employment growth within settlement areas and promotes the development of complete communities that offers a mix of jobs, local stores, services and housing types. In accordance with Section 3(5) of the *Planning Act*, Vaughan Council's planning decisions shall conform to the Growth Plan.

Section 2.2.5.1 - Employment of the Growth Plan directs that economic development and competitiveness in the Greater Golden Horseshoe be promoted by:

- "a) making more efficient use of existing employment areas and vacant and underutilized employment lands and increasing employment densities; and
- d) integrating and aligning land use planning and economic development goals and strategies to retain and attract investment and employment."

The Subject Lands are located within the "Employment Areas" by Schedule 1 - Urban Structure of Vaughan Official Plan 2010 ('VOP 2010'), Volume 1. The Development makes more efficient use of an existing and underutilized employment area within the Huntington Business Park. The Development also provides for a variety of service commercial and employment uses to attract businesses to the employment area. In consideration of the above, 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 decision making across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are located within the "Urban Area" by Map 1 - Regional Structure of YROP 2010, which permits a range of residential, commercial, employment and institutional uses, subject to additional policy criteria, and are identified as being within the "Strategic Employment Lands - Conceptual" by Figure 2 - York Region Strategic Employment Lands of YROP 2010. The Subject Lands are in proximity of a "Regional

Transit Priority Network” (Rutherford Road) by Map 11 - Transit Network and “Cycling Facilities on Regional Roads and Right-of-Ways” (Rutherford Road) by Map 10 - Regional Cycling Network of YROP 2010.

Chapter 4.3 - Planning for Employment Lands requires development within lower-tier municipalities to conform to the following:

“4.3.6 To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans.

4.3.13 That local municipalities include official plan and secondary plan policies and zoning provisions to allow only employment and ancillary uses on Local Corridors and other major streets within employment lands.”

The Development conforms with the objectives of Chapter 4.3 of YROP 2010 as it provides for ancillary uses on employment lands, intended to primarily service businesses in the employment lands. In consideration of the above, the Development conforms to the YROP 2010.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by VOP 2010, which permits a wide range of employment uses including industrial uses such as manufacturing, warehousing, processing and distribution uses, located within wholly enclosed buildings which do not require outside storage. Gas stations are permitted in the “Prestige Employment” designation subject to location and development criteria for gas stations in Sections 5.2.3.12 and 9.2.3.9 of VOP 2010 that include landscaping and buffering along street frontages and property lines, and convenient and safe pedestrian connections between the gas station retail building and the street. The Development is permitted by the “Prestige Employment” land use designation and conforms to the policies of VOP 2010.

The Development requires an exception to Zoning By-law 1-88 through a Minor Variance Application to permit the Development

The Subject Lands are split zoned “C7 Service Commercial Zone” and “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88, and subject to site-specific Exception 9(1345), as shown on Attachment 2, which permits the Development. The eating establishment and automobile gas bar uses are located entirely within the “C7 Service Commercial Zone” and the two industrial buildings are located entirely within the “EM1

Prestige Employment Area Zone”. The following site-specific zoning exception is required to facilitate the Development:

Table 1:

| | By-law Standard | “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88 subject to site-specific Exception 9(1345) Requirement | Proposed Exceptions to the “EM1 Prestige Employment Area Zone” by Zoning By-law 1-88 subject to site-specific Exception 9(1345) |
|----|-------------------------------|---|--|
| a. | Minimum Landscape Strip Width | 6 m abutting Trade Valley Drive | 2.4 m abutting Trade Valley Drive |

The Development Planning Department can support the variance in Table 1. The reduced landscape strip is only for the portion of the Subject Lands abutting Trade Valley Drive, east of the full access driveway and within the “EM1 Prestige Employment Area Zone”. The 2.4 m wide landscape strip is due to the 6 m wide driveway aisle proposed for the industrial building (Building 1). The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment (the ‘Committee’), and the Committee’s decision shall be final and binding, prior to the execution of the Site Plan Agreement, and the Owner shall satisfy any condition imposed by the Committee. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department supports the Development, subject to the Recommendations in this report.

The Development shown on Attachments 2 to 8 includes two, 1-storey industrial buildings with a GFA of 2,651 m² and 222.9 m², a 1-storey eating establishment with a GFA of 640 m² with a 270 m² outdoor patio, and an automotive gas bar with a GFA of 209 m² served by 206 at-grade parking spaces.

Site Plan

The Development is proposed to be accessed from Regional Road 50 by a shared right-in/right-out driveway between the Subject Lands and the abutting lands to the south (8745 Regional Road 50), as required by Peel Region, which has jurisdiction over

Region Road 50, and discussed in further detail in the Broader Regional Impacts/Considerations Section of this report.

The Owner and 1791234 Ontario Limited, the owner of 8745 Regional Road 50, which is subject to Site Development File DA.18.086, shall both successfully obtain approval of Consent Applications for the required reciprocal access easements over the Subject Lands and 8745 Regional Road 50 for the shared driveway access from the Committee of Adjustment, prior to the execution of the Site Plan Agreement.

The Development will also have a full access driveway from Trade Valley Drive and a shared access from Trade Valley Drive with the owner of 205 Trade Valley Drive, the abutting lands to the east. The Owner of the Subject Lands and the owner of 205 Trade Valley Drive shall both successfully obtain approval of Consent Applications for the required reciprocal access easements for the shared driveway access from the Committee, prior to the execution of the Site Plan Agreement.

The Committee's decisions shall be final and binding and the Owners shall satisfy any conditions of approval imposed by the Committee. Conditions to this effect are included in the Recommendations of this report.

The Owner is required to revise the site plan to provide a minimum 1.5 m wide unobstructed sidewalk between the curb and the barrier-free access ramp located to the west of Building 3 and to connect the pedestrian walkway between the automotive gas bar and the industrial buildings shown on Attachment 2. Prior to final approval, the final site must be approved by the Development Planning Department.

Landscape Plan

The Owner is proposing landscape along Regional Road 50 and Trade Valley Drive consisting of a variety of coniferous and deciduous trees and shrubs, perennials and grasses within a 6 m wide landscape strip along Regional Road 50 and between 2.4 m to 6 m along Trade Valley Drive, along with benches and bike parking, as shown on Attachment 3. An entry feature wall, which incorporates brick and aluminum fencing, is proposed for the corner of Regional Road 50 and Trade Valley Drive. Landscaped parking medians are incorporated into the surface parking area. Landscaping within the Regional Road 50 right-of-way ('ROW') is subject to approval by Peel Region.

Peel Region is protecting for a future ROW of up to 25.25 m from the centerline of Regional Road 50 for utilities, sidewalks, multi-use pathways, and transit bays/shelters. A future road widening will reduce the landscape strip to 1 m along Region Road 50 within the Subject Lands. In order to ensure that there is landscaping along Regional

Road 50, the Owner shall enter into an encroachment agreement with Peel Region for the Owner to provide landscaping in Peel Region's right-of-way at the Owner's expense, to the satisfaction of Peel Region, in conjunction with the City of Vaughan, should the Regional Road 50 road widening occur. A condition to this effect is included in the Recommendations section of this report.

The Owner shall revise the landscape plan to remove any hard landscaping as planters and entry wall features, stairs, fencing and signage pylons from within the landscape buffer along Regional Road 50 that could be part of the Regional Road 50 right-of-way. The Owner is required to modify the proposed landscape plan so that no more than four of the same tree species are planted together along Regional Road 50 and include large deciduous shrubs closer to the Regional Road 50 driveway entrance. The Owner is also required to revise the landscape details for such items as the bike racks and benches to be in accordance with City Standards and the landscape cost estimate. Prior to final approval, the final landscape plan, landscape details and landscape cost estimate must be approved by the Development Planning Department.

Building Elevations

The proposed elevations for the industrial and eating establishment buildings include a colour combination of light and dark grey, yellow and brown with brick veneer, precast concrete paneling and aluminum siding on the façades, as shown on Attachments 4 to 6. The elevations also include spandrel glass and aluminum wall glazing with 2.5 cm thick insulated and bird-safe glazing. The building elevations for the automotive gas bar consist of light and dark brown colours with brick, metal panels and corrugated steel cladding on the façades, as shown on Attachment 7 with the eight-gas bar pumps covered with a white, red and blue canopy, as shown on Attachment 8. The Owner is required to confirm the architectural details on the elevations such as the placement of doors on the elevations and mouldings to ensure consistency between the drawings. Prior to final approval, the final building elevations must be approved by the Development Planning Department.

Signage

The building and pylon signage details for the Development will be visible from Regional Road 50 and Trade Valley Drive. The building signage is identified on the eating establishment and automotive gas bar buildings and the canopy, as shown on Attachments 5 and 7. However, signage has not been provided for the industrial buildings. Prior to final approval, the final building signage details, including one sign per building elevation and sign dimensions must be approved by the Development Planning Department. The Owner advised that the pylon signage details will be determined later

and be subject to the Sign Permit Approval process through the Building Standards Department.

Lighting Plan

The Owner is required to add one light pole in the parking area between the eating establishment building and the automotive gas bar building for the safety of pedestrians. Prior to final approval, the final lighting plan must be approved by the Development Planning Department.

The Development Planning Department is satisfied with the Development shown on Attachments 2 to 8, subject to the above comments. The final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, signage details and lighting plan must be approved prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

The Urban Design and Cultural Heritage Section advise that the Subject Lands are cleared of any concern for archaeological resources

The Development Planning Department, Urban Design and Cultural Heritage Division has reviewed the Application and advise that the Subject Lands are cleared of any concern for archaeological resources. Standard conditions to this effect are identified in the Recommendations section of this report, and shall be included in the implementing Site Plan Agreement.

The Policy Planning and Environmental Sustainability Department has no objection to the Development, subject to the conditions in this report

The Policy Planning and Environmental Sustainability ('PPES') Department has reviewed the Application and advise that all applications regardless of location are required to abide by the *Endangered Species Act* (2007) regulated by the Ministry of Natural Resources and Forestry ('MNRF'). The Owner is required to contact the MNRF Aurora District Office for confirmation of any potential Species at Risk on the Subject Lands.

The PPES Department also advise that the Subject Lands are located partially within a Highly Vulnerable Aquifer Area ('HVA') in accordance with the *Source Protection Plan, 2015* ('SPP'). The Owner is required to consult with York Region to determine if the commercial and industrial land uses can cause any potential contamination threats.

The PPES Department has no objection to the approval of the Development, subject to conditions identified in the Recommendations section of this report.

The Development Engineering Department has no objection to the Development, subject to the conditions in this report

The Development Engineering ('DE') Department has reviewed the Application and advised they have 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 final approval and execution of the Site Plan Agreement:

- that the Owner finalize the dedication of the 0.3 m reserve along Regional Road 50 to the satisfaction of Peel Region and/or York Region and that a copy of the deposited plan and the dedication by-law by Peel Region and/or York Region be submitted to the DE Department
- that the Owner must contact the DE Department to finalize the dedication by-law to lift the 0.3 m reserves
- that the Owner provide curb depressions in the sidewalks, indicate that parking in the barrier-free parking spaces is by permit only and relocate pavement markings onto the Subject Lands

The final site plan, site grading and servicing plan, Stormwater Management Report and Functional Servicing Brief submitted in support of the Application must be approved by the DE Department prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

Servicing is in place to support this Development

The Infrastructure Planning and Corporate Asset Management Department has reviewed the Application and have confirmed that the Subject Lands were pre-serviced through the Boca East (Huntington Glen I) Registered Plan of Subdivision 65M - 4150 (Files 19T-06V13 and 19T-07V05).

The Financial Planning and Development Finance Department advises that Development Charges are applicable

The Financial Planning and Development Finance Department has advised that City-wide Development Charges shall be paid to the City of Vaughan in accordance with the City of Vaughan, Region of York, York Region District School Board and York Catholic

District School Board Development Charge By-laws. Development Charges are payable on the date a building permit is issued at the rate in effect at that time. Area Specific Development Charges, if any, shall be paid immediately upon entering into the Site Plan Agreement. A standard clause will be included in the Site Plan Agreement to this effect. A Condition to this effect is included in the Recommendations section of this report.

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

The Environmental Services Department, Waste Management Division has reviewed the Application and advise they have no objection to its approval, subject to the following:

- that the waste storage room be indicated on the south elevation for Building 1 and a rollup door indicating the internal waste storage room must be shown
- that the loading pad area be expanded to allow two bins to be staged side by side for collection purpose and ensure that the walkway meets the height of the concrete pad to allow for bins to roll on for Building 1
- that a waste storage room be attached or integral to Building 3 as the recycling enclosure is not acceptable and be shown on the site plan and elevation drawings
- that the walkway meets the height of the concrete pad to allow for bins to roll on
- that truck turning movements for each building be provided
- that the Waste Collection Design Standards Submission be revised to include the number and size of bins/carts being used for each building

The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division, and the Environmental Services Department, Waste Management Division shall approve the final site plan and elevations for conformity with the City's Waste Collection Design Standards Policy. A condition to this effect is included in the Recommendations section of this report.

The Office of the City Solicitor, Real Estate Department advises that Cash-in-Lieu of Parkland Dedication is required

The Real Estate ('RE') Department has confirmed that for the commercial component cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy is required. The RE Department further advised that for the industrial component, if required, cash-in-lieu of the dedication of parkland equivalent of 2% of the value of the Subject Lands, in accordance with the *Planning Act* and City of Vaughan Policy is required. The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payments remains in-effect for industrial lands.

The Parks Development Department has no objection to the Development subject to the conditions in this report

The Parks Development Department has reviewed the Application and advise they have no objection to the Development subject to the Owner paying cash-in-lieu of the dedication of parkland.

The Fire and Rescue Services Department has no objection to the Development, subject to conditions

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code ('OBC'). Accordingly, the Owner shall agree to provide the following for the purposes of fire safety and firefighting operations:

- the water supply for firefighting, including municipal or private hydrants, shall be identified on the appropriate plans according to OBC requirements, and must be installed and operational prior to the construction of the buildings
- hydrants shall be unobstructed and ready for use at all times
- access roadways shall be maintained and suitable for large heavy vehicles
- a temporary municipal address is to be posted and visible for responding emergency vehicles to the satisfaction of the City
- the Fire Route must be posted prior to construction

Financial Impact

Not Applicable

Broader Regional Impacts/Considerations

The Development has been reviewed by external agencies, including York and Peel Regions, Canada Post, Alectra Utilities Corporation, Enbridge Gas Inc., Hydro One and Bell Canada, who advised they have no objections and/or have identified matters that are to be addressed respecting the Development, subject to the conditions included in the Recommendations section of this report and the comments below.

York Region has reviewed the Application and has identified matters that are to be addressed

The following matters are to be addressed prior to final approval and the execution of a Site Plan Agreement:

- the Owner shall ensure that street trees in the Regional Road allowance are in accordance with the Regional Streetscape Policy and the Region's Street Tree Preservation and Planting Design Guidelines
- the Owner must show the location of all above ground utilities within the ROW along Regional Road 50 on all drawings
- the Owner must clarify if the existing ditch on Regional Road 50 will remain. If not, clearly indicate proposed grades
- the ultimate property line grades shall be set at 0.3 m above the centreline of the road elevation, unless otherwise directed by York
- upon final review, York shall advise the Owner of any other property, financial, legal, insurance, technical, notification and other requirements, which will become part of the conditions of approval for the Application
- Regional Road 50 is under the jurisdiction of the Peel Region and therefore, all approvals for site works within the Regional Road 50 ROW must come from Peel Region
- the Owner must submit applicable Construction Hoarding/Fencing Plans to York Region. The approved construction hoarding/fencing within the Regional ROW will require an encroachment agreement between York and the Owner. The encroachment agreement must be executed prior to the execution of the Site Plan Agreement
- the Owner agrees that no portion of the building structure, above or below ground, or associated footings and construction shoring system shall encroach within the Regional ROW and/or 0.3 m reserve. Any unauthorized encroachment of the building structure, above or below ground, or associated footings and construction shoring system shall be removed at the Owner's expense

The Owner shall satisfy all requirements of York Region. A condition to this effect is included in the Recommendations section of this report.

Peel Region has reviewed the Application and has identified matters that are to be addressed

The following matters are to be addressed prior to final approval and the execution of a Site Plan Agreement:

- the Road Characterization Study ('RCS') defines various road classifications as well as the minimum access spacing distances that are associated with them. This portion of Regional Road 50 is classified as an 'Industrial Connector' which requires a 100 m distance spacing to a right-in/right-out access
- Peel Region will support a single right-in/right-out access at the southerly limit of the Subject Lands for the purposes of a joint mutually-shared access with the

adjacent lands to the south. This will also ensure that the proposed access is outside of the auxiliary northbound right-turn taper for the intersection of Regional Road 50 at Trade Valley Drive to avoid potential safety or operational issues associated with weaving/merging

- Peel Region requests supporting documentation of the gratuitous dedication of lands to meet the Regional Official Plan requirement for Regional Road 50, which has a ROW of 45.0 m, 22.5 m from the centreline of the road allowance
- additional property, over and above the Official Plan requirement within 245 m of intersections is to protect for the provision of, but not limited to: utilities, sidewalks, multiuse pathways and transit bay/shelters, which is 50.5 m, 25.25 m from the centreline of the road allowance for a single left-turn lane configuration
- Peel Region requires the gratuitous dedication of lands to create a 15.0 m x 15.0 m daylight triangle at the intersection of Regional Road 50 and Trade Valley Drive
- the Region will require the gratuitous dedication of a 0.3 m reserve behind the property line and daylight triangle along the frontage of Regional Road 50
- the Owner is required to gratuitously dedicate these lands to Peel Region, free and clear of all encumbrances. All costs associated with the transfer are the responsibility of the Owner. The Owner must provide the Region with the necessary title documents and reference plan(s) to confirm the Region's ROW
- discussions between the Owner and Peel Region have determined that the land dedication requirements identified above will no longer be a condition of site plan approval for the Subject Lands. The dedication will be deferred until it is required for the roadway and/or in-boulevard improvements at a future date. This will require appropriate conditions to be added to the Vaughan Site Plan Agreement

The Owner shall satisfy all requirements of Peel Region. A condition to this effect is included in the Recommendations section of this report.

Canada Post has no objection to the Development

Canada Post has no objection to the Application and advised that provisions are in place with regard to mail delivery for the Development. Mail delivery will be from a new or existing Canada Post Community Mailbox in the immediate vicinity. There are no requirements for the Owner at this time.

The various utilities have no objection to the Development

Alectra Utilities Corporation, Enbridge Gas Inc., Hydro One and Bell Canada have no objection to the Development, subject to the Owner coordinating servicing and connections, and providing easements and locates with the above noted utilities prior to

the commencement of any site works. A condition to this effect is included in the Recommendations section of this report.

Conclusion

Site Development File DA.17.064 has been reviewed in consideration of the applicable provincial policies, the policies of YROP 2010 and VOP 2010, the requirements of Zoning By-law 1-88, comments from City Departments and external public agencies and the surrounding area context. The Development shown on Attachments 2 to 8 is consistent with provincial policy and conforms to the YROP 2010 and VOP 2010. The Development Planning Department is satisfied that the Development is appropriate and compatible with the existing and permitted uses in the surrounding area. The required Committee of Adjustment Consent Applications for reciprocal access easements for the shared driveways and the Minor Variance Application for the exception to Zoning By-law 1-88 shall be final and binding prior to final approval of the Development.

Accordingly, the Development Planning Department supports the approval of Site Development File DA.17.064. Should Council approve the Application, conditions of approval are included in the Recommendations section of this report.

For more information, please contact Judy Jeffers, Planner, at extension 8645.

Attachments

1. Location Map
2. Site Plan approval and Zoning
3. Landscape Plan
4. Building Elevations - Building 1 (Industrial)
5. Building Elevations - Building 2 (Eating Establishment)
6. Building Elevations - Building 3 (Industrial)
7. Building Elevations - Gas Station
8. Building Elevations - Gas Canopy

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