

Committee of the Whole Report

DATE: Tuesday, June 04, 2019

WARD: 2

**TITLE: 2665780 ONTARIO LIMITED
SITE DEVELOPMENT FILE DA.18.093
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON 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.18.093 for the Subject Lands shown on Attachment 1, to permit the development of 3, one-storey employment buildings with accessory office uses and a total combined Gross Floor Area of 23,166.68 m² as shown on Attachments 2 to 11.

Report Highlights

- The Owner seeks approval for 3 employment buildings with accessory office uses at 21, 31 and 41 Keyes Court.
- The Development Planning Department supports the approval of the development, subject to the Recommendations of this report, as it conforms to the Vaughan Official Plan 2010, is a permitted use by 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.18.093 (2665780 Ontario Limited) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of 3 one-storey employment buildings with accessory office uses, at 21, 31 and 41 Keyes

Court having a total combined Gross Floor Area of 23,166.68 m², as shown on the Attachments 2 to 11:

- a) That prior to the execution of the Letter of Undertaking:
 - 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, site servicing plan, functional servicing and stormwater management report and traffic impact brief;
 - iii) the Owner shall enter into an Amending Draft Plan of Subdivision File 19T-06V01 with the City of Vaughan to the satisfaction of the Development Engineering Department;
 - iv) the Owner shall pay the Development Engineering Site Plan fee of \$4,240 in accordance with By-law 022-2018, to the satisfaction of the Development Engineering Department;
 - v) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - vi) the Owner fulfill all the conditions imposed by the Committee of Adjustment for approved Minor Variance Files A098/18 and A099/19;
 - vii) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - viii) the Owner shall satisfy all requirements of the Ministry of Transportation;
- b) That the Letter of Undertaking include the following clauses:
 - i) “Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan’s Policy Planning and Urban Design and Recreation and Culture Departments shall be notified immediately.”

- ii) “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.”
- iii) “The subject lands are fully serviced, with sanitary, water and storm service connections available at the street limit. One set of the service connections for 41 Keyes Court will be relocated to accommodate the final partitioning of these sites. An application has been filed with the Development Engineering Department for an amendment to the subdivision agreement (File 19T-06V01).”

Background

The 5.73 ha subject lands (the ‘Subject Lands’) are located on the south side of Keyes Court, east of Huntington Road, municipally known as 21, 31 and 41 Keyes Court, as shown on Attachment 1.

A Site Development application has been submitted to permit the Development

The Owner has submitted Site Development File DA.18.093 (the ‘Application’) to permit 3 employment buildings with accessory office uses, as shown on Attachments 2 to 11, consisting of the following (the ‘Development’):

Table 1:

Municipal Address	Lot Area (Gross Floor Area ‘GFA’)	Building Area (GFA)	Outside Storage Component
21 Keyes Court	19,489.66 m ²	8,702.2 m ²	No
31 Keyes Court	20,234.38 m ²	4,570.91 m ²	Yes
41 Keyes Court	17,630.74 m ²	9,893.57 m ²	No
Subject Lands Total GFA	57,354.78 m ² (5.75 ha)	23,166.68 m ² (2.32 ha)	

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 which ensuring public health and safety, and the quality of the natural and built environment are protected.

Section 1.3.1 - Employment of 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 an 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 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, 2019

The Places to Grow - Growth Plan for the Greater Golden Horseshoe, 2019, (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 (the Huntington Business Park) located near Huntington Road and Langstaff Road. 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 YROP 2010. The "Urban Area" designation permits a range of residential, industrial, commercial 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.

The Subject Lands are located within an employment area and will efficiently utilize existing vacant lands. The Application conforms to the policies of the YROP.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "Prestige Employment" and "General Employment" by the Vaughan Official Plan 2010 ('VOP 2010'), Volume 2, Section 12.12 (Huntington Business Park) and are located within the "Employment Areas" designation shown on Schedule 1 - Urban Structure of VOP 2010.

The "Prestige Employment" designation permits a full range of employment uses including manufacturing, warehousing, processing, and distribution uses located wholly enclosed buildings and which do not require outside storage. The "General Employment" designation permits the same uses as the "Prestige Employment" designation, with the additional permission of outdoor storage provided it is in accordance with the provisions of Zoning By-law 1-88. Office and retail uses accessory to and directly associated with a uses listed above are also permitted in both designations.

The Development respects the design criteria in accordance with Section 9.1.2.8 a) through h) of VOP 2010, which states (in part) that:

“New development shall be designed to:

- c) Limit surface parking between the front face of a building and the public street and parking areas to main building entrances;
- f) buffering and screening any surface parking areas from all property lines through the use of setbacks and landscaping;
- g) buffering and screening any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing;”

The surface parking areas located on each parcel is distributed surrounding the building as shown on (Attachment 2). Parking in front of each building is limited to one row on either side of a driveway.

The proposed Development conforms to the policies of VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned “EM1 Prestige Employment” (21 Keyes Court) and “EM2 General Employment” (31 and 41 Keyes) by Zoning By-law 1-88, subject to site-specific Exception 9(1294) and approved Committee of Adjustment Minor Variance Applications (Files A098/18 and A099/18), as shown on Attachment 2, which permits the proposed employment and accessory office uses.

The Owner received approval of Minor Variance Applications A098/18 and A099/18 by the Committee of Adjustment for relief from Zoning By-law 1-88 to reduce the minimum landscape strip of 7.5 m abutting an OS1 Open Space Conservation Zone at the rear of the Subject Lands to 5 m. Approval was granted subject to conditions of approval by the Toronto and Region Conservation Authority (‘TRCA’). The Owner must successfully obtain a permit from the TRCA pursuant to Ontario Regulation 166/06. 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

Site Plan

The Development includes three employment buildings (Attachments 2 - 11), in either a single or multi-tenant format having a combined GFA of approximately 23,166.68 m². The Subject Lands have frontage onto Keyes Court, with the building entrances and office areas situated across this frontage. Loading and dock facilities are located at the rear of the buildings and screened from view by a 5 m wide landscape strip that

abuts the OS1 Open Space Conservation Zone. The industrial building at 31 Keyes Court includes an outside storage area which is permitted by Zoning By-law 1-88 and will be screened at the rear and along the interior property lines (Attachment 6).

Waste disposal and mechanical rooms are fully enclosed within each building. Parking is provided at a rate of 1.5 parking spaces per 100m² of GFA, and is consistent with the employment and industrial warehouse parking standards.

Landscape Plan

The landscape plans are shown on Attachments 4, 7 and 10. A 3 m wide landscape strip is proposed abutting Keyes Court and a 5 m wide rear landscape strip abutting the OS1 Open Space Conservation Zone lands that contain a variety of deciduous, coniferous trees and shrubs. The 5 m rear landscape strip was reduced from the required 7.5 m through approval from the Committee of Adjustment Minor Variance Files A098/18 and A099/18.

Building Elevations

The building elevations are shown on Attachments 5, 8 and 11, and incorporate glazing, spandrel panels, signage and architectural precast panels with ribbed and smooth accent band design.

The 3 employment buildings may be developed independently and therefore, each building will be subject to an individual Letter of Undertaking. The final site plan, building elevations, landscape plan, landscape cost estimate, signage details and lighting plan must be approved to the satisfaction of the City prior to the execution of each Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

The Cultural Heritage Division has no objection to the Development, subject to the provided the following clauses are included in the Letters of Undertaking

The Cultural Heritage Division reviewed the Application and have the following comments:

The Subject Lands are not designated under the *Ontario Heritage Act*, are not included in the Register of Property of Cultural Heritage Value and are not noted as property of interest to Cultural Heritage Division, as per the City of Vaughan Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands are however, in an area identified as a being of high archaeological potential in the City's database of archaeological resources. The Subject Lands have been previously cleared of archaeological concern. The Owner is advised that standard clauses apply and will be included in the Letter of Undertaking(s):

- i) Should archaeological resources be found on the property during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport, the City of Vaughan's Policy Planning and Urban Design and Recreation and Culture Departments shall be notified immediately.
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities and shall contact the York Regional Police Department, the Regional Coroner and the Registrar of Cemeteries at the Ministry of Consumer Services.

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

The Parks Development Department has no objection to the Development

The Parks Development Department has reviewed the Applications and have no comments.

Cash-in-Lieu of the dedication of parkland is not required

The Office of the City Solicitor, Real Estate Department and the Parks Development Department have confirmed that cash-in-lieu of the dedication of parkland is not required as this requirement was previously satisfied through Registered Plan 65M-4578 (Draft Plan of Subdivision File 19T-06V01).

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 no objection the Development. Prior to final approval, the Owner must provide dimensions for the waste storage room, show staging of bins in the waste storage room, show roll up door, man door and provide a concrete loading pad to the satisfaction of the Environmental Services Department, Solid Waste 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 ('DE') Department 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 the Letters of Undertaking:

Amending Subdivision

The Subject Lands are fully serviced, with sanitary, water and storm service connections available at the street limit. One set of the service connections for 41

Keyes Court will be relocated to accommodate the final partitioning of these sites. An application has been filed with the DE Department for an amendment to the subdivision agreement (File 19T-06V01).

The amending subdivision agreement must be executed prior to the Letter of Undertaking. A condition to this effect is included in the Recommendation of this report.

Stormwater Management

The final functional servicing and stormwater management reports must be to the satisfaction of the DE Department. Confirmation of water balance information is required to ensure that mitigation measures are properly sized.

Transportation Engineering

An updated Traffic Impact Brief is required to address possible pavement remarking and a maneuvering plan for the service trucks.

Environmental Engineering

Environmental Engineering staff advise there are no environmental engineering concerns respecting the Subject Lands.

The DE Department shall approve the final grading plan, erosion and sediment control plan, site servicing plan, functional servicing and stormwater management report and traffic impact brief. A condition to this effect is included in the Recommendations of this report.

Review Fees

Prior to execution of the Letter of Undertaking, the Owner shall pay the Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended (2019 fee of \$4,240).

The Forestry Operations Division has no objection to the Development

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department has reviewed the Development and has indicated that they have no concerns with the Development as there is no significant vegetation that would warrant the need for arborist works and tree removals or protection pursuant to the Tree Protection By-law.

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 District School Board and York Catholic District School Board.

The Toronto and Region Conservation Authority has no objection to the Development, subject to the conditions in this report

The Subject Lands are partially located within TRCA's Regulated Area of the Humber River Watershed. A Permit pursuant to Ontario Regulation 166/06 (Application for Development, Interference with Wetlands and Alterations to Shorelines and Watercourses) is required to facilitate development on each lot, as related to work within TRCA's Regulated Area. A condition to this effect has been included in the Recommendations of this report.

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

The Subject Lands are located in a proposed Highway 427 expansion corridor and must receive approval from MTO before commencing development on this area of Keyes Court. The Owner is required to obtain an MTO Sign Permit and an MTO Building and Land Use Permit prior to the commencement of any on-site works. A condition to address MTO's request has been included in the Recommendations of this report.

The various utilities have no objection to the Development

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, easements and locates with the above noted utilities prior to the commencement of any site works.

Financial Impact

Not applicable.

Broader Regional Impacts/Considerations

York Region advises they have no objection to the Development.

Conclusion

The Development Planning Department has reviewed Site Development File DA.18.093 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 2 to 11 is consistent with the Provincial Policy, conforms to the YROP 2010 and VOP 2010, complies with the "EM1 Prestige Employment Zone" and "EM2 General Employment Zone" of Zoning By-law 1-88 and is appropriate for the Subject Lands. Should Council approve Site Development File DA.18.093, conditions of approval are included in the Recommendations of this report.

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

Attachments

1. Location Map
2. Overall Site Plan and Zoning
3. Site Plan - 21 Keyes Court
4. Landscape Plan - 21 Keyes Court
5. Building Elevations - 21 Keyes Court
6. Site Plan - 31 Keyes Court
7. Landscape Plan - 31 Keyes Court
8. Building Elevations - 31 Keyes Court
9. Site Plan - 41 Keyes Court
10. Landscape Plan - 41 Keyes Court
11. Building Elevations - 41 Keyes Court

Prepared by

Margaret Holyday, Senior Planner, ext. 8216
Carmela Marrelli, Senior Manager of Development Planning, ext.
Mauro Peverini, Director of Development Planning, ext. 8407

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