

Committee of the Whole Report

DATE: Tuesday, May 07, 2019

WARD: 4

**TITLE: JANE STREET STORAGE CORP.
SITE DEVELOPMENT FILE DA.16.063
VICINITY OF JANE STREET AND MACINTOSH BOULEVARD**

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.16.063 for the Subject Lands, shown on Attachments 1 and 2, to permit the development of a 6-storey, 11,791.2 m² multi-unit self-storage building as shown on Attachments 2 to 5.

Report Highlights

- The Owner seeks approval for a 6-storey, 11,791.2 m² multi-unit self-storage building.
- The Development Planning Department supports approval of the development, subject to the Recommendations in this report, as the proposed self-storage use conforms with the Vaughan Official Plan 2010, is a permitted use by the EM1 Prestige Employment Zone of 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.16.063 (Jane Street Storage Corp.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit a 6-storey multi-unit self-

storage building, with a gross floor area of 11,791.2 m², as shown on Attachments 2 to 5:

- a) That prior to the execution of the Site Plan Agreement:
 - i) the Development Planning Department shall approve the final site plan, building elevations, lighting plan, landscape plan, landscape cost estimate, tree inventory and preservation plan, building elevations and signage plans;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, functional servicing and storm water management report, site photometric plan, site plan, site erosion and sediment control plan and shall receive a copy of the final Environmental Site Assessment documentation which was relied upon for the Record of Site Condition, filed with the Ministry of Environment, Conservation and Parks;
 - iii) 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;
 - iv) in accordance with Certificate of Property Use #0671-AJYLQ6-1 Condition 6.3, the Owner shall report in writing to the Director of the Ministry of the Environment, Conservation, and Parks the change of ownership of the open space buffer lands to the City of Vaughan. Copy of the notification to the Ministry of Environment, Conservation and Parks and the Ministry of Environment, Conservation and Parks Acknowledgement of the Change in Ownership shall be provided to the City prior to the conveyance of the Open Space Buffer Lands to the City to the satisfaction of the Development Engineering Department;
 - v) the Owner shall enter into a Development Agreement with the City to facilitate the installation of the water service on Jane Street to the satisfaction of the Development Engineering Department;
 - vi) the Owner shall prepare and register a reference plan to create a 2 m wide easement in favour of the City of Vaughan within the north landscape buffer of the subject lands to the satisfaction of the Parks Development Department;

- vii) the portion of the subject lands zoned OS1 “Open Space Conservation Zone”, as shown on Attachment 1, shall be conveyed into public ownership to the satisfaction of the City;
 - viii) the Owner shall satisfy all requirements and obtain all necessary approvals of the Toronto and Region Conservation Authority; and
 - ix) the Owner shall satisfy all requirements and obtain all necessary approvals of the York Region;
- b) that the Site Plan Agreement include the following clauses:
 - i) “The Owner shall pay, to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
 - ii) “The landscaping within the future potential trail shall be removed by the City of Vaughan at the time of construction of the trail to the satisfaction of the Parks Development Department.”
- c) That prior to the issuance of a Building Permit, the Owner shall pay all applicable Development Charges in accordance with the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board Development Charge By-laws at the time of the issuance of a Building Permit.

Background

The subject land (the ‘Subject Lands’) are located on the east side of Jane Street, south of MacIntosh Boulevard, municipally known as 8025 and 8033 Jane Street, as shown on Attachment 1.

A Site Development Application has been submitted to permit the Development

The Owner has submitted Site Development File DA.16.063 (the ‘Application’) on the Subject Lands shown on Attachment 1 to permit the development of a 6-storey, multi-unit self-storage building, with a gross floor area (‘GFA’) of 11,791.2 m² (the ‘Development’), as shown on Attachments 2 to 5.

Previous Reports/Authority

[Committee of Adjustment Variance Staff Report Summary](#)

Analysis and Options

The Development conforms to the policies of Vaughan Official Plan 2010 (“VOP 2010”)

The Subject Lands are designated “Prestige Employment” by VOP 2010, which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses, located wholly within enclosed buildings. A multi-unit self-storage facility is considered to be a warehouse use and conforms to VOP 2010. The “Prestige Employment” designation permits a variety of building types, including “Mid-Rise Buildings”, which is described in VOP 2010 as a building that is generally over 5-storeys in height up to a maximum 12-storeys in height.

A potential future trail is proposed abutting the Subject Lands to the north (Attachment 2) which will provide a local area connection, connecting Jane Street south into the Edgeley Pond area of the Vaughan Metropolitan Area (‘VMC’). This is consistent with Policy 4.2.3.1 of VOP 2010 which states the following:

- “4.2.3.1 To support walking and cycling as viable modes of transportation for commuter, recreational and other travel. City-wide active transportation will be supported through:
- a. the provision of appropriate facilities and infrastructure, such as sidewalks, trails and bicycle lanes, which may be secured through the development approvals process, and to plan for universal accessibility for such facilities and infrastructure;”

The proposed 6-storey multi-unit self-storage building, as shown on Attachments 2 to 5 conforms to the “Prestige Employment” designation and to the policies of VOP 2010.

Amendments to Zoning By-law 1-88 are required to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Zone” and “OS1 Open Space Zone” by By-law 1-88, subject to site-specific Zoning Exception 9(1426) and Committee of Adjustment Minor Variance Approved Decision for Application A167/18.

The Owner submitted and received approval of Minor Variance Application A167/18 for the following exceptions to Zoning By-law 1-88 to permit the construction a self-storage facility:

Table 1

	Zoning By-law 1-88 Standard	EM1 Prestige Employment Zone Requirements, subject to Site-Specific Exception 9(1426)	Variances Received to the EM1 Prestige Employment Zone Requirements, subject to Site-Specific Exception 9(1426)
a.	Minimum Lot Area	8000 m ²	4264.5 m ²
b.	Parking Spaces	118 parking spaces	12 parking spaces
c.	Maximum Driveway Width	7.5 m	9 m

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

The proposed Site Plan, as shown on Attachment 2, includes a 6-storey multi-unit self-storage building, with a GFA of 11,791.2 m².

The Development is accessible by a driveway from Jane Street located at the north limit of the Subject Lands and a pedestrian connection from Jane Street to the main building entrance. A total of 12 parking spaces, including 1 accessible parking space, are proposed as shown on Attachment 2. The Owner is proposing wall and pylon signage along the Jane Street frontage as shown Attachments 4 and 5.

The final site plan, landscape plan, building elevations and signage shown on Attachments 2 to 5, must be to the satisfaction of the Development Planning Department. A condition to this effect is included in the Recommendations of this report.

The Vaughan Parks Development Department is requesting that a trail be provided to connect Edgeley Pond to Jane Street

The 0.48 ha Subject Lands include a 0.05 ha portion of land along the north and east boundaries of the Subject Lands zoned OS1 “Open Space Conservation Zone”, as shown on Attachment 1, that are privately owned.

The Parks Development Department is requesting that a trail be provided to connect Jane Street south into the Edgeley Pond area of the Vaughan Metropolitan Centre (‘VMC’), conceptually shown on Attachment 2, consistent with Policy 4.2.3.1 of VOP

2010. Accordingly, the Parks Development Department has requested that the 4 m wide OS1 “Open Space Conservation Zone” portion of land abutting the north and east property lines (Attachments 1 and 2) be conveyed to the City. A typical trail width is a minimum 6 m comprised of 3 m wide trail and 1.5 m maintenance buffers on each side. The 4 m wide OS1 Zone buffer cannot accommodate a 6 m wide trail. Accordingly, the Parks Development Department is requesting a 2 m easement in favour of the City over the abutting 3.5 m landscape buffer to accommodate a future trail.

The Owner has agreed to provide a 2 m wide easement in favour of the City over the 3.5 m wide landscape buffer along the north limit of the Subject Lands to be combined with the conveyed lands. The Owner can only provide an easement over the northerly portion of the Subject Lands as the landscape buffer along the east boundary of the Subject Lands contains underground services. To implement the future trail, the Owner will be required to undertake the following, prior to the execution of the Site Plan Agreement:

- convey the 4m wide lands zoned OS1 Zone (Attachments 1 and 2) into public ownership
- prepare and register a reference plan to create a 2 m wide easement in favour of the City along the north boundary of the Subject lands within the 3.5 m wide landscape buffer

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

The Parks Development Department does not have an estimated time of construction for the trail. When the trail is constructed, the landscaping within the future potential trail, as shown on Attachment 3 will be removed by the City of Vaughan to construct the trail, to the satisfaction of the Parks Development Department. A clause to this effect will be included in the Site Plan Agreement.

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

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

Sanitary Servicing

Sanitary servicing is proposed via a proposed private sewage pumping station and sanitary forcemain installed along the east side of the proposed building and through a proposed easement through private lands (8001 Jane Street) to connect to the existing control manhole at the east property line of 8001 Jane Street. A private easement

agreement has been prepared and executed between the Owners of the Subject Lands and 8001 Jane St. for the proposed forcemain.

Water Distribution

Water servicing is proposed via a proposed water service connection from the existing City of Vaughan owned watermain along the west side of Jane Street complete with connection to service the proposed self-storage building.

Storm Drainage

Stormwater servicing is proposed via the installation of internal catch basins, storm manholes and sewers to drain the Subject Lands through an orifice tube directly upstream. The stormwater drainage for the site then discharges via a storm sewer and a proposed headwall to the existing Black Creek.

Erosion and Sediment Control

Erosion and sediment control mitigation measures are to be implemented during construction to minimize silt laden runoff discharge from the Subject Lands in accordance with the City's Erosion & Sediment Control Guidelines for Urban Construction.

Photometric Lighting Plan

A zero cut-off light level distribution at property line must be maintained.

Environmental Engineering

Prior to the execution of the Site Plan Agreement, the Owner shall submit the Environmental Site Assessment ('ESA') documentation that was relied upon for the Record of Site Condition, filed with the Ministry of Environment, Conservation and Parks ('MECP').

In addition, prior to the execution of the Site Plan Agreement the following shall be provided:

- a) In accordance with Certificate of Property Use #0671-AJYLQ6-1 Condition 6.3, the Owner shall, forthwith report in writing to the Director of the Ministry of the Environment, Conservation, and Parks ('MECP') the change of ownership of the open space buffer lands to the City of Vaughan. Copy of the notification to MECP and MECP Acknowledgement of the Change in Ownership shall be provided to the City prior to the conveyance of the Open Space Buffer Lands to the City.

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

Conditions of Engineering Approval

1. The Owner shall rectify all red-lined comments on the functional servicing and stormwater management report, erosion and sediment control plan, and site

servicing and grading to the satisfaction of the DE Department prior to final engineering sign-off.

2. The Owner shall enter into a Development Agreement with the City to facilitate the installation of the water service on Jane Street and any other items the City deems necessary.
3. The Owner shall arrange to prepare and register the associated reference plan at their expense for the creation and consent of the proposed sanitary forcemain easement along the rear of 8001 Jane Street to the satisfaction of the DE Department.
4. The Owner shall pay Development Engineering Site Plan fee pursuant to the Fees and Charges By-law as amended. The fee amount is \$4,240.00 (HST Exempt) and shall be included with the next submission. If the fee is not paid in the calendar year in which it is calculated, the fee will be subject to increase in the next calendar year.

General Comments

1. The Owner shall obtain any required additional permits and coordinate all inspections directly through the City's Development Inspection and Lot Grading Division upon Site Plan Approval for all proposed works within the City's right-of-way.
2. The Owner is required to contact the City's Environmental Services Department through the Development Inspection and Lot Grading division of the DE Department, at least 72 hours in advance of connecting to and/or disconnecting from any municipal services (Including any required re-location works) to ensure that Staff is present on site to observe the works including the decommissioning of services and to provide any additional requirements to their sole satisfaction.

A condition requiring the Owner to satisfy all requirements of the DE Department is included in the Recommendations of this report.

The Vaughan Environmental Services Department, Solid Waste Management Division has no objection to the Development

The Vaughan Environmental Services and Waste Management Department has no concerns with the Development.

Development Charges are applicable to the Development

The Owner will be required to pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board. A condition to this effect is included in the Recommendations of this report.

Cash-in-lieu of the dedication of parkland is required for the Development

The Office of the City Solicitor, Real Estate Department has advised that the Owner shall pay, to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, prior to issuance of a Building Permit, in accordance with Section 42 of the *Planning Act*. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A standard clause to this effect will be included in the Site Plan Agreement, as indicated in the Recommendations of this report.

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

The Subject Lands are regulated by the TRCA pursuant to the Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06). A permit and permit review fees will be required for the Development and any associated servicing infrastructure (e.g. stormwater outfall). A condition to this effect is included in the Recommendations of this report.

Canada Post and Utility Companies have no objection to the Development

The Development has been reviewed by Canada Post and various utility companies, who advise they have no objection to the Development.

Financial Impact

N/A

Broader Regional Impacts/Considerations

York Region has no objection to the Development, subject to conditions

The Applications were circulated to York Region for review and approval. The York Region Community Planning and Development Services Department has no objection to the Applications, subject to the Owner satisfying York Region's conditions.

Prior to the execution of the Site Plan Agreement, the Owner will be required to pay fees and satisfy all requirements of York Region. A condition to this effect is included in the Recommendations of this report.

Conclusion

The Development Planning Department has reviewed Site Development File DA.16.063 (Jane Street Storage Corp.) in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments received from City Departments and

external public agencies, and the surrounding area context. The Development shown on Attachments 2 to 5 conforms to VOP 2010, and the proposed self-storage facility is a permitted use by Zoning By-law 1-88 and is appropriate and compatible with the existing and a permitted use in the surrounding area. Should Council approve Site Development File DA.16.063, conditions of approval are included in the Recommendations of this report.

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

Attachments

1. Location Map
2. Site Plan and Zoning
3. Landscape Plan
4. Building Elevations - West and North and Pylon Sign
5. Building Elevations - East and South

Prepared by

Margaret Holyday, Planner, extension 8216

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

Mauro Peverini, Director of Development Planning, ext. 8409

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