

Committee of the Whole (1) Report

DATE: Tuesday, November 05, 2019

WARD: 2

**TITLE: SQUIRE DOWN INVESTMENTS LTD.
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 a one-storey employment building (warehouse) with accessory office uses having a total gross floor area of 9,780.42 m² as shown on Attachments 2 to 4.

Report Highlights

- The Owner seeks approval for a one-storey employment building (warehouse) with accessory office on the ground floor and mezzanine.
- 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 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, having a total Gross Floor Area of 9,780.42 m², as shown on the Attachments 2 to 4:

- 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, erosion and sediment control and site servicing plans, the functional servicing and stormwater management report and traffic impact brief;
 - iii) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - iv) the Owner fulfill all the conditions imposed by the Committee of Adjustment for approved Minor Variance File A098/18;
 - v) the Owner shall satisfy all requirements of the Toronto and Region Conservation Authority; and
 - vi) the Owner shall satisfy all requirements of the Ministry of Transportation.

Background

The 1.85 ha subject lands (the 'Subject Lands') are located on the south side of Keyes Court, east of Huntington Road, municipally known as 51 Keyes Court, as shown on Attachment 1.

Vaughan Council on June 12, 2019, approved the adjacent employment buildings as part of the same Site Development File DA.18.093 for the lands 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 an employment building (warehouse) with accessory office uses having a total Gross Floor Area ('GFA') of 9,780.42 m² (the 'Development') , as shown on Attachments 2 to 4.

Previous Reports/Authority

[Site Development Council Extracts for 21, 31 & 41 Keyes Court](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement, 2014

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario shall be consistent with the *Provincial Policy Statement, 2014* (the 'PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and development. The PPS is applied province-wide and provides for appropriate development while ensuring public health and safety, and the quality of the natural and built environment are protected.

Section 1.3.1 - Employment of 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;
- 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 and planned uses within the business park and provides flexibility and diversified employment opportunities to help meet the City's long-term employment needs. Additionally, the Subject Lands are located in an area where servicing and infrastructure are available to serve the Development. In consideration of the above, the Development is consistent with the PPS.

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

A Place 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 making more efficient use of existing employment area and vacant and underutilized employment lands and increasing employment densities while ensuring that there are 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 vacant and located within an employment area (the Huntington Business Park) located near Huntington Road and Langstaff Road. The Development is for an employment use within a Settlement Area where municipal water and wastewater services are available and add to the completion 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 and maintain the planned employment use for the property. The Application conforms to the policies of the YROP.

The Development conforms to Vaughan Official Plan 2010

The Subject Lands are designated "General Employment" and "Infrastructure and Utilities" 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 "General Employment" designation permits a full range of employment uses including the proposed warehouse building with the additional permission of outdoor storage in accordance with the provisions of Zoning By-law 1-88. Office and retail uses

accessory to and directly associated with the warehouse use is permitted on the Subject Lands.

Schedule 13 and Map 12.12.A of VOP 2010 identifies a portion of the Subject Lands as also being designated “Infrastructure and Utilities” however, Vaughan Council on June 25, 2013, approved the Huntington Business Park Block Plan which identifies the Subject Lands as “Employment Area General”. In addition, Section 10.2.1.6 of VOP 2010 Volume 1 states that “it is intended that the extent of the various land use designations be established through the Block Plan process. The detailed boundaries would be reflected in the approved subdivision plans and zoning by-law.” The approved block plan and Draft Plan of Subdivision and Zoning By-law 1-88 reflect the “General Employment” designation and “EM2 General Employment” Zone.

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:

- limit surface parking between the front face of a building and the public street and parking areas to main building entrances
- buffer and screen any surface parking areas from all property lines through the use of setbacks and landscaping
- buffer and screen any outdoor storage areas, where permitted, through the use of setbacks, landscaping and fencing

The surface parking area is distributed surrounding the building as shown on Attachment 2. Parking in the front of the building is limited and is located west of the main entrance closest to the office abutting Keyes Court.

The proposed Development conforms to the policies of VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned “EM2 General Employment” by Zoning By-law 1-88, as shown on Attachment 2, and are subject to site-specific Exception 9(1294) and an approved Committee of Adjustment Minor Variance Application (File A098/18), which permits the proposed employment and accessory office uses.

The Committee of Adjustment approval Minor Variance Application A098/18 for relief from Zoning By-law 1-88 to reduce the 7.5 m landscape strip abutting an OS1 Open Space Conservation Zone at the rear of the Subject Lands to 5m. Approval was granted subject to the Owner successfully obtaining a permit from the Toronto Region Conservation Authority ('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 is for an employment building (warehouse) as shown on Attachments 2 to 4, which contains accessory office uses with the following GFA:

Warehouse Ground Floor	8,588.3 m ²
Office Ground Floor	96.06 m ²⁺
<u>Mezzanine (6.7% of Ground Floor)</u>	<u>596.06 m²</u>
Total	9,780.42m ²

The Subject Lands have frontage onto Keyes Court, with the building entrances and office area situated across this frontage. Loading and dock facilities are located at the east side of the building and screened from view by the building.

Landscape Plan

The landscape plan is shown on Attachment 3 includes 3 m and 5 m wide landscape strips abutting Keyes Court and the OS1 Open Space Conservation Zone lands respectively, that contain a variety of deciduous, coniferous trees and shrubs.

Building Elevations

The building elevations are shown on Attachment 4 and incorporate glazing, spandrel glazing and architectural precast panels with ribbed and smooth accent band design.

The final site plan, building elevations, landscape plan and cost estimate 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 Subject Lands have been cleared of archaeological concerns

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, in the City of Vaughan's Heritage Inventory. Therefore, there are no cultural heritage concerns regarding the Subject Lands.

The Subject Lands are however located 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 the following clauses will be included in the Letter of Undertaking:

- 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."

The Parks Planning Department has no objection to the Development

The Parks Planning Department has reviewed the Application and has no comments.

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

The Real Estate Department and the Parks Planning 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 the location and 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 advises that the Owner is required to contact the Environmental Services Department to purchase the required water meter(s). The meter shall be installed with sufficient read-out equipment, to the satisfaction of the City.

The Forestry Operations Division has no objection to the Development

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations Department 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 City's 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 Alternations to Shorelines and Watercourses) is required to facilitate the Development, related to work within TRCA's Regulated Area. A condition to this effect is included in the Recommendations of this report.

Ministry of Transportation Ontario ('MTO') permit 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 requirements is 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 4 is consistent with the Provincial Policy, conforms to the YROP 2010 and VOP 2010, complies with the “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. Site Plan and Zoning - 51 Keyes Court
3. Landscape Plan - 51 Keyes Court
4. Building Elevations - 51 Keyes Court

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