

Item:



Committee of the Whole Report

DATE: Tuesday, June 05, 2018

WARD: 2

**TITLE: SITE DEVELOPMENT APPLICATION FILE DA.18.022
1845255 ONTARIO LIMITED
VICINITY OF REGIONAL ROAD 50 AND NATIVIO STREET**

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.18.022 for the Subject Lands shown on Attachments #1 and #2, to permit a 17,709 m² employment building with a 3-storey accessory office component (4,283.8 m²), as shown on Attachments #3 to #6.

Report Highlights

- To seek approval from Committee of the Whole to permit an employment building, including an accessory office component on the Subject Lands.
- The Development Planning Department supports approval of the proposed employment building as it conforms to Vaughan Official Plan 2010, complies with Zoning By-law 1-88, and is compatible with the existing and planned uses in the surrounding area, subject to the conditions in this report.

Recommendations

1. THAT Site Development File DA.18.022 (1845255 Ontario Limited) BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS, to permit a 17,709 m² employment building with a 3-storey accessory office component (4,283.80 m²), as shown on Attachments #3 to #6:

- a) That prior to the execution of the Site Plan Agreement:
- i) the Development Planning Department shall approve the final site plan, building elevations, signage details, landscape plan, landscape cost estimate and arborist tree report and plans;
 - ii) the Development Engineering Department shall approve the final site servicing and grading plan, stormwater management report, and truck manouvering plan;
 - iii) the Environmental Services Department Solid Waste Management Division shall approve the final waste management plan;
 - iv) the Owner shall satisfy all requirements of York Region; and,
 - v) the Owner shall satisfy all requirements of Peel Region.
- b) That the Site Plan Agreement shall include the following clauses:
- i) In areas where there is no identified archaeological potential, the following standard clauses apply for the lands being disturbed for the development/construction, as required by the Ministry of Tourism, Culture and Sport:

"Should archaeological resources be found on the subject lands during construction activities, all work must cease and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

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 the Cemeteries at the Consumer Services."

ii) "The Owner shall satisfy all conditions of the Alectra Utilities Corporation."

iii) "The Owner shall pay to the City all the 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."

- iv) "The Owner shall agree to contact Enbridge Gas Distribution for service and meter installation details and to ensure that all gas piping is appropriately installed, and shall agree to relocate gas pipelines if the gas main needs to be relocated, and to grant Enbridge Gas Distribution, if necessary, any easements required to service the Development. The Owner shall be responsible for all costs for the relocation of such facilities or easements."
- v) "The Owner shall agree to grant Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements."
- vi) "Prior to commencing any work, the Owner must confirm with Bell Canada that sufficient wire-line communication/telecommunication infrastructure is available. In the event that such infrastructure, is not available the Owner shall be required to pay for the connection to and/or extension of the existing communication infrastructure."

Background

The subject lands (the "Subject Lands") are located on the southeast corner of Regional Road 50 and Nativo Street, municipally known as 8125 Regional Road 50, as shown on Attachments #1 and #2. The surrounding land uses are shown on Attachment #2.

Previous Reports/Authority

Not Applicable

Analysis and Options

A Site Development Application has been submitted to support the development

The Owner has submitted Site Development File DA.18.022 (the "Application") to permit a to permit a 17,709 m² employment building with a 3-storey accessory office component (4,283.8 m²) (the "Development"), as shown on Attachments #3 to #6.

The Development conforms to the polices of the 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 industrial uses, manufacturing, warehousing, processing, and distribution uses within a wholly enclosed building and with no outside storage. Accessory office and retail uses are also permitted provided they are directly associated with the employment uses, are located on the same lot and

that the accessory office and retail uses do not exceed 49% of the total gross floor area devoted to the primary employment use. Accessory retail is further restricted to no more than 10% of the total gross floor area devoted to the primary use. The Development is for a 17,709 m² employment building with 4,283.8 m² (24% of the total Gross Floor Area) of accessory office uses. The Development conforms to VOP 2010.

The Development complies with Zoning By-law 1-88

The Subject Lands are zoned EM1 Prestige Employment Area Zone as shown on Attachment #2, by Zoning By-law 1-88, which permits the proposed employment use as shown on Attachment #3 to #6. The Development complies with all of the development standards of the EM1 Prestige Employment Area Zone of Zoning By-law 1-88.

The Development Planning Department supports the proposed Development

Site Plan

The Owner proposes to develop the Subject Lands with a 17,988 m² employment building with a 3-storey accessory office component (4,823.80 m²), as shown on Attachments #3 to #6.

The building elevations shown on Attachment #5 and #6 consist of pre-cast concrete, aluminum panels and spandrel glazing. The north elevation facing Nativio Street and the west elevation facing Regional Road 50 are enhanced with high quality architectural materials, entrances at the street view, signage, and the incorporation of glazing and windows, which provides natural lighting and sky views. Waste disposal and mechanical rooms are fully enclosed within the buildings. A total of 292 parking spaces (inclusive of 8 accessible parking spaces), and 13 loading spaces are proposed.

Landscape strips and buffer areas are proposed along the perimeter of the site abutting Regional Road 50 and Nativio Street, as shown on Attachment #4. The landscape buffer areas will consist of a mix of coniferous and deciduous trees and shrub plantings. The Landscape Plan shall be revised to reflect the minor changes made to the Site Plan as identified on Attachment #4. A staff amenity area is proposed on the west side of the building for the use by employees of the business. The Development also includes pedestrian connections from the Subject Lands to the existing municipal sidewalks located on Regional Road 50 and Nativio Street.

The Vaughan Development Department is generally satisfied with the Development as shown on Attachment #3 to #6, and must approve the final site plan, building elevations, landscape plans and landscape cost estimate

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

The DE Department has no objection to the proposal in-principle. The DE Department must approve the final site grading and servicing plan, Functional Servicing and

Stormwater Management Report, prior to the execution of the Site Plan Agreement. A condition to this effect is included in the Recommendations of this report.

The Environmental Services Department, Solid Waste Management Division has no objection to the proposal, subject to the conditions in this report

The Owner has submitted a Waste Collection Design Standards Submission form which is being reviewed by the City. The Environmental Services Department, Solid Waste Management Division shall approve the final waste management site plan, floor plan, and waste collection design standards submission. 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 is required to pay to the City of Vaughan by way of certified cheque, Cash-In-Lieu of Parkland Dedication equivalent to 2% of the value of the subject lands, prior to issuance of a Building Permit, in accordance with Section 51 of the *Planning Act* and the City of Vaughan Policy. 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.

Development charges are applicable for the proposed Development

The Financial Planning and Development Finance Department has advised that the City of Vaughan, York Region and both Boards of Education Development Charges are applicable. A standard clause will be included in the Site Plan Agreement to this effect.

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

The TRCA has indicated that the Subject Lands are located outside their Regulated Area and have no objection to the Development.

Alectra Utilities, Bell Canada and Enbridge Gas Distribution have no objection to the Development

Alectra Utilities, Bell Canada and Enbridge Gas Distribution advise that they have no objection to the Development, subject to the conditions included in the Recommendations of this report.

Financial Impact

There are no requirements for new funding associated with this report.

Broader Regional Impacts/Considerations

The Application has been circulated to York Region and the Region of Peel for review and approval. Prior to the execution of the Site Plan Agreement, the Owner will be required to satisfy all requirements of York Region and the Region of Peel. Conditions to this effect are included in the Recommendations of this report.

The Region of Peel has no objection to the Development

The Region of Peel has advised that they have no objection to the Application, subject to their conditions set out in the Recommendations of this report.

Conclusion

Site Development File DA.18.022 has been reviewed 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 #3 to #6 conforms to VOP 2010, complies with Zoning By-law 1-88, and is appropriate and compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department can support the approval of Site Development File DA.18.022, subject to the Recommendations in this report.

For more information, please contact: Mary Caputo, Senior Planner, extension 8635.

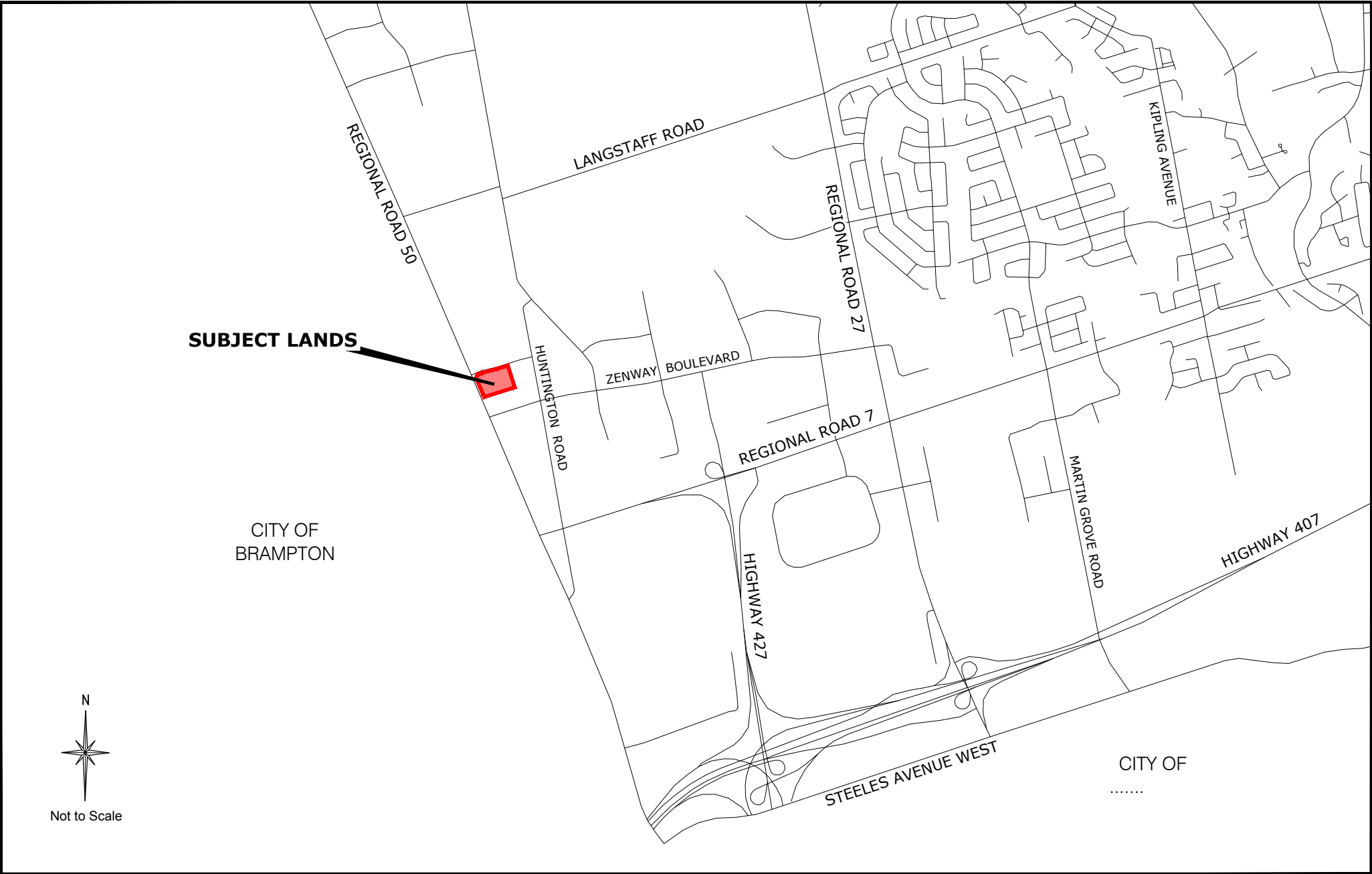
Attachments

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

Prepared by

Mary Caputo, Senior Planner, extension 8635
Carmela Marrelli, Interim Director of Development Planning extension 8791
Mauro Peverini, Director of Development Planning, extension 8407

/LG



Context Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
1845255 Ontario Limited

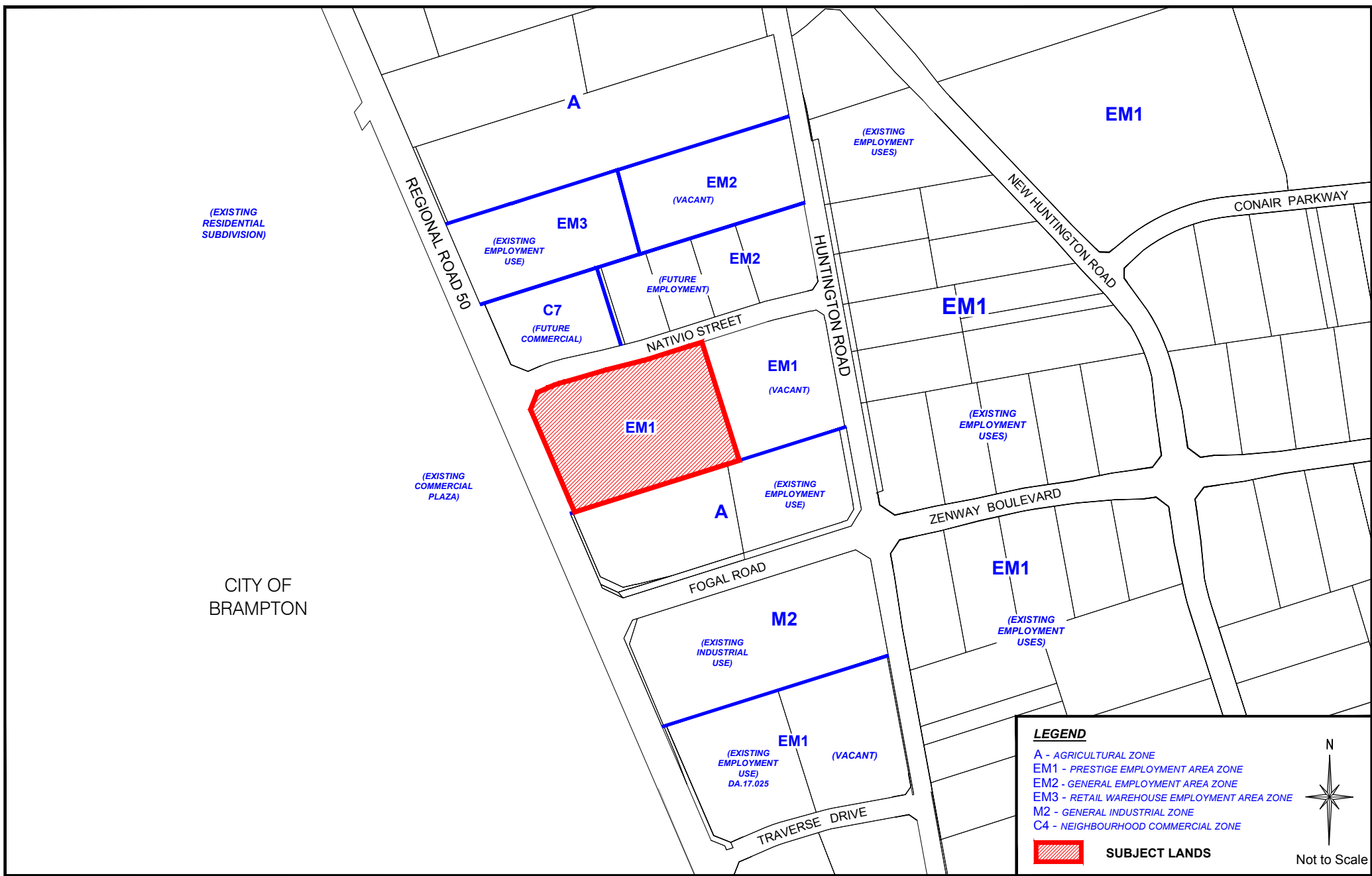
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Attachment

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Location Map

LOCATION:
Part of Lot 8, Concession 10

APPLICANT:
1845255 Ontario Limited



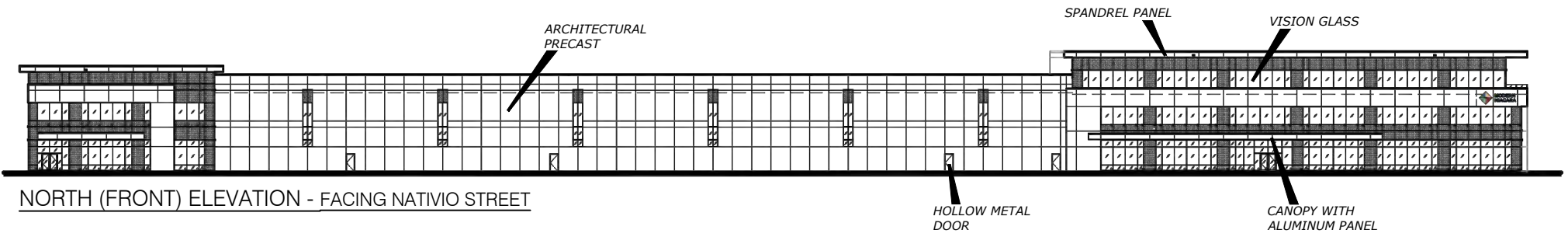
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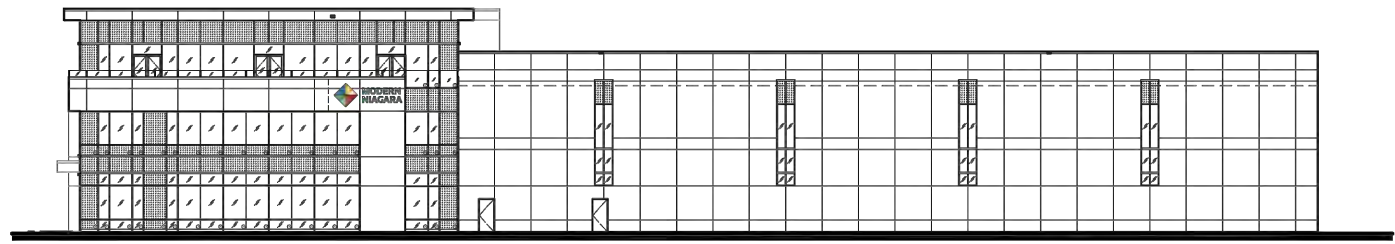
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NORTH (FRONT) ELEVATION - FACING NATIVO STREET



WEST (SIDE) ELEVATION - FACING REGIONAL ROAD 50

Not to Scale

West and North Building Elevations

LOCATION:
Part of Lot 8, Concession 10

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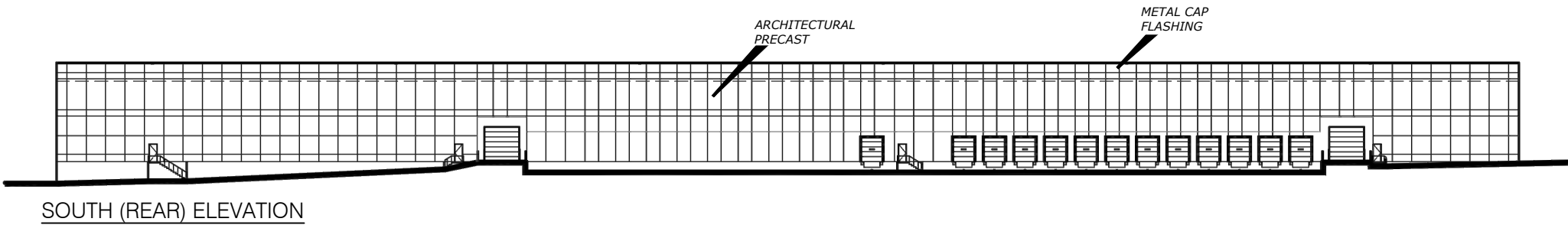


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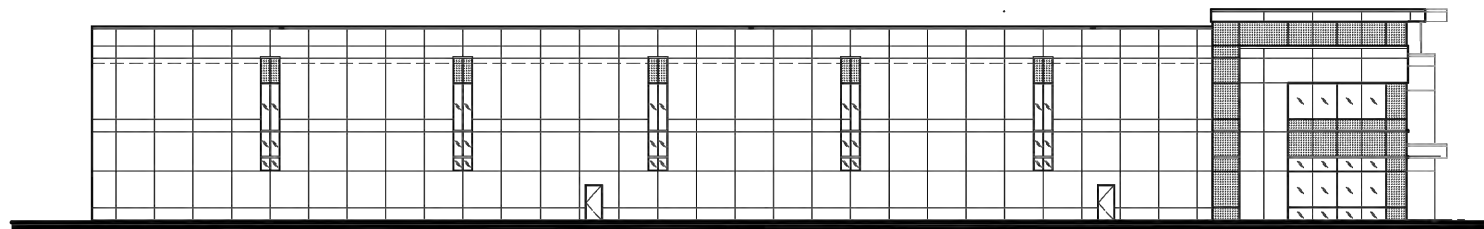
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SOUTH (REAR) ELEVATION



EAST (SIDE) ELEVATION

Not to Scale

East and South Building Elevations

LOCATION:
Part of Lot 8, Concession 10

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