COMMUNICATION : C 1
C W (2) : APRIL 21, 2020
ITEM: 1

VAUGHAN

memorandum

TO: **HONOURABLE MAYOR AND MEMBERS OF COUNCIL**

FROM: **BILL KIRU, ACTING DEPUTY CITY MANAGER, PLANNING AND GROWTH MANAGEMENT**

DATE: **APRIL 16, 2020**

RE: **COMMUNICATION – COMMITTEE OF THE WHOLE MEETING, APRIL 21, 2020**

ITEM NO. 1, REPORT NO. 17, COMMITTEE OF THE WHOLE APRIL 21, 2020

ZONING BY-LAW AMENDMENT FILE Z.19.007
DRAFT PLAN OF SUBDIVISION FILE 19T-19V002
SITE DEVELOPMENT APPLICATION FILE DA.19.072
CONMAR DEVELOPMENTS INC. & FENLANDS VAUGHAN INC.

Recommendation

The Acting Deputy City Manager, Planning and Growth Management recommends:

1. THAT Item No. 1 of the Committee of the Whole Report No. 17, dated April 21, 2020 be amended as follows:

    a) delete all references to Phase 1 and the associated Gross Floor Area of 51,469m^2 and replace it with Phase 1a) a 36,388 m^2 GFA distribution facility, and Phase 1b) a 15,081 m^2 building addition;

    b) delete Attachments 7 - 11 and replace them with Attachments 7 - 11, attached hereto; and

    c) delete the reference to the number of shipping and receiving doors in the "Building Elevations and Signage" section of the report from 42 and 40 and replace it with "28 receiving doors on the north elevation and 30 shipping doors on the south elevation".

Background

The Owner submitted Zoning By-law Amendment, Draft Plan of Subdivision and Site Development Application Files Z.19.007, 19T-19V002 and DA.19.072 seeking permission to rezone the subject lands and for Draft Plan of Subdivision and Site Plan approvals to permit a distribution facility to be developed in two phases. Phase 1 of the distribution centre included a Gross Floor Area ('GFA') of 51,469 m^2 and Phase 2 included an 18,839 m^2 future expansion. Item No. 1 of the Committee of the Whole Report No. 17, dated April 21, 2020 (the 'Report') was prepared based on the applications as submitted by the Owner.

Since finalizing the Report, the Owner has proposed an amendment to the phasing of the construction of the distribution centre. Instead of developing the distribution centre in two phases (Phase 1 and 2) as described above and in the Report, the Owner is proposing to construct Phase 1 in two phases, being Phase 1a) a 36,388 m^2 GFA distribution facility, and Phase 1b) a 15,081 m^2 GFA building addition. Phase 2 consisting of 18,839 m^2 would be constructed as originally planned at a future date.

The Owner has advised as a result of rapidly changing market conditions at this time, Phase 1 of the distribution facility has to be divided into two parts to allow for flexibility in the building design. The revised phasing that is being proposed is part of the tenant's business decision and their organizational growth plan strategy.

From a land use planning perspective, the Development Planning Department can support the request to revise the construction phasing of the project. The final site plan and building elevations for the ultimate build out of the facility, and landscaping will remain the same. The phasing will not impact the appearance of the building from the perspective of the City streetscape and the screening of the outside storage that is provided by the building from proposed Street 1 or from Highway 400.

The Report was written based on the original plan including the phasing, associated GFAs and Attachments. The Report must be amended to delete references in the report to Phase 1 and the associated Gross Floor Area of 51,469m^2 and replaced with Phase 1a) a 36,388 m^2 GFA distribution facility, and Phase 1b) a 15,081 m^2 building addition. Attachments 7 - 11 must also be deleted and replaced with the corresponding Attachments to this communication to reflect the new phasing plan. The Report also refers to the number of receiving doors proposed on the original elevations, which should be revised to reflect the proposed phasing of the building.

Should Council concur with the recommended amendments to Item No. 1 of the Committee of the Whole Report No. 17, dated April 21, 2020, outlined in this Communication, the Recommendation can be adopted.

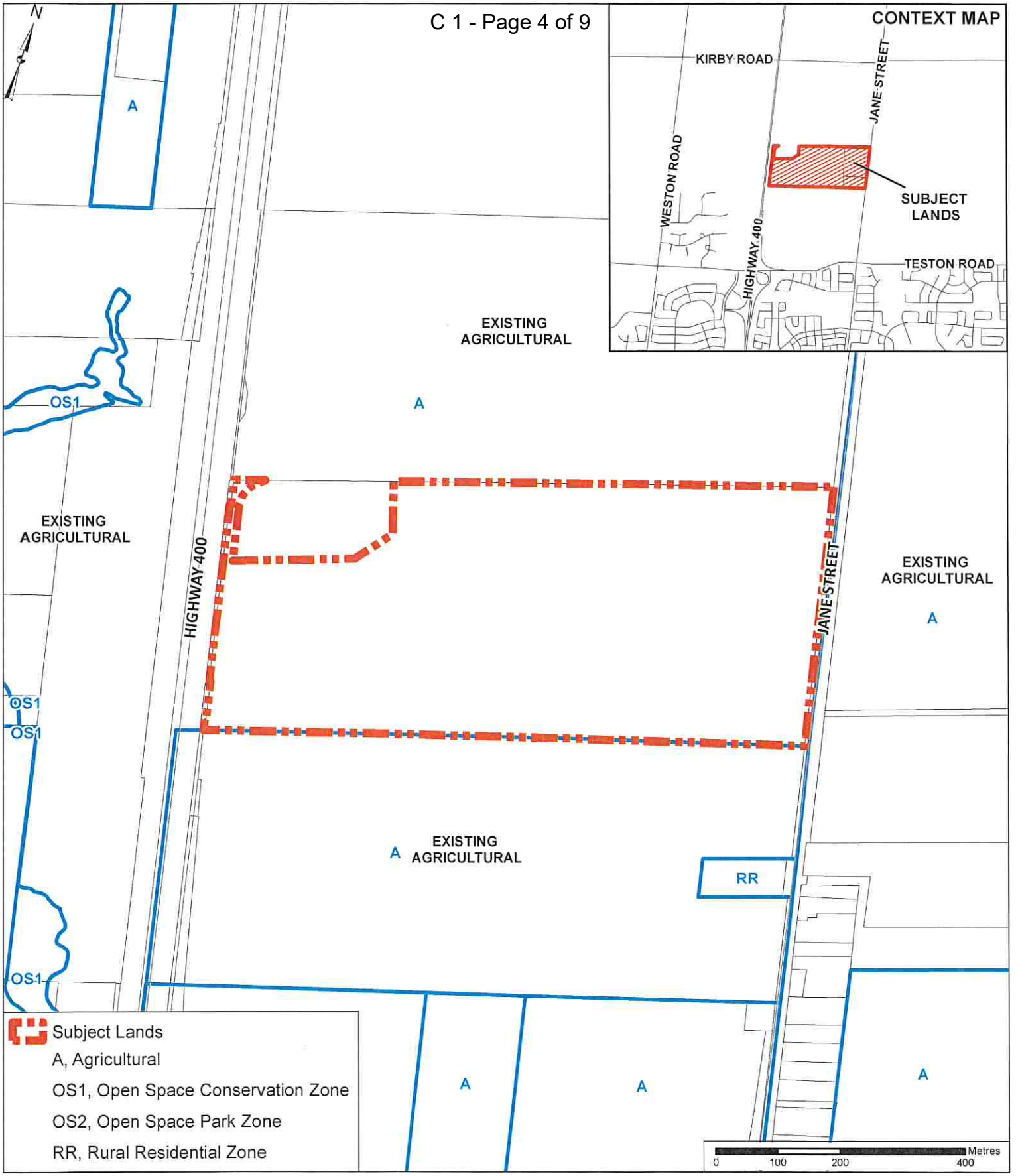
Respectively submitted,



BILL KIRU
Acting Deputy City Manager, Planning & Growth Management

Copy to: Todd Coles, City Clerk
Mary Reali, Acting City Manger

Attachments: Location Map
Attachment 7 - Site Plan (Phase 1a and 1b)
Attachment 8 - Site plan (Phase 2)
Attachment 9 - Landscape Plan
Attachment 10 - Building Elevations (Phase 1a and 1b)
Attachment 11 - Building Elevations (Phase 2)



Location Map

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
Conmar Developments Inc. & Fenlands Vaughan Inc.

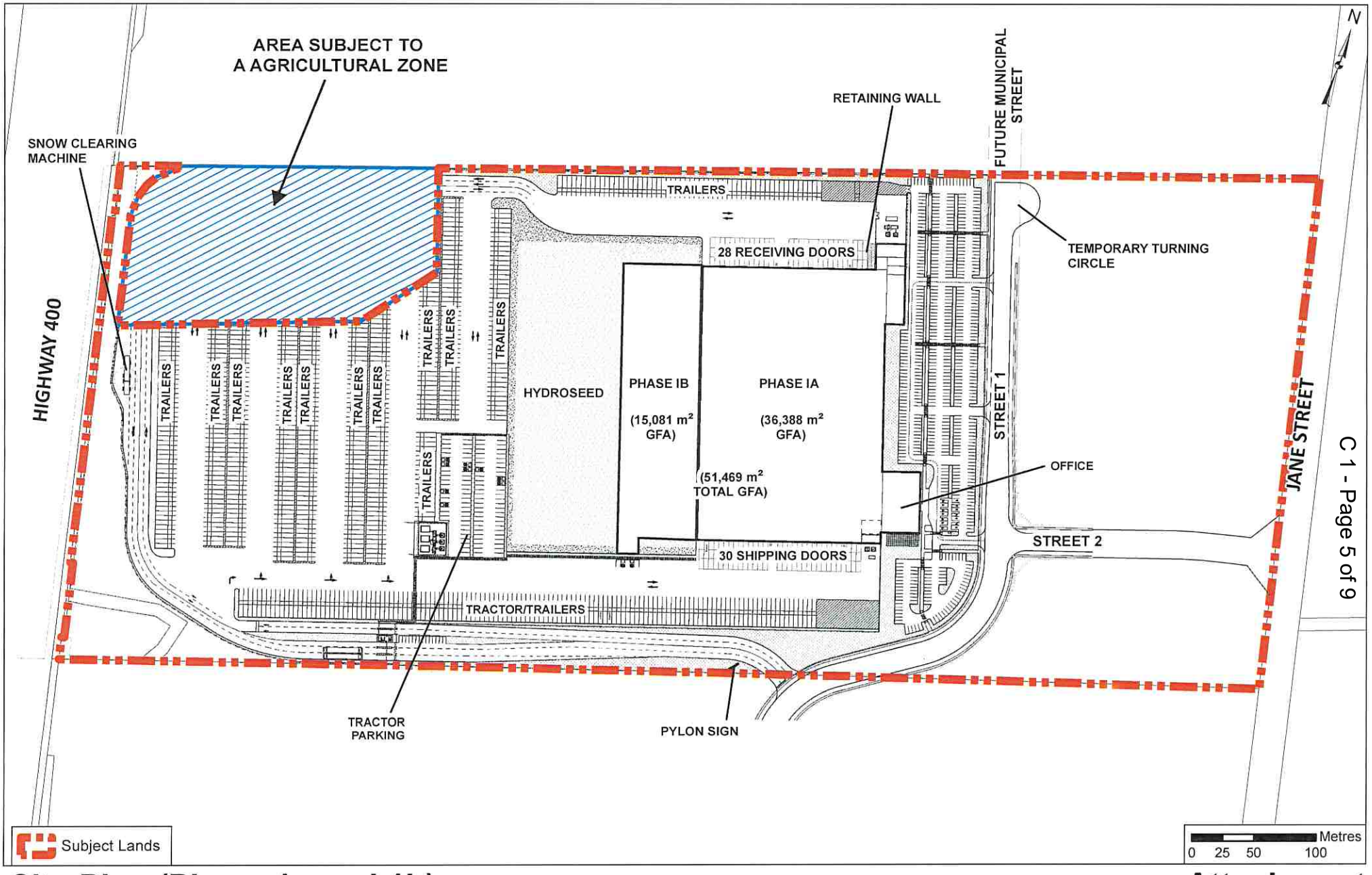
VAUGHAN
Development Planning

FILES:
Z.19.007,
19T-19V002 & DA.19.072

DATE:
April 21, 2020

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Site Plan (Phase 1a and 1b)

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
Conmar Developments Inc. & Fenlands Vaughan Inc.

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Attachment

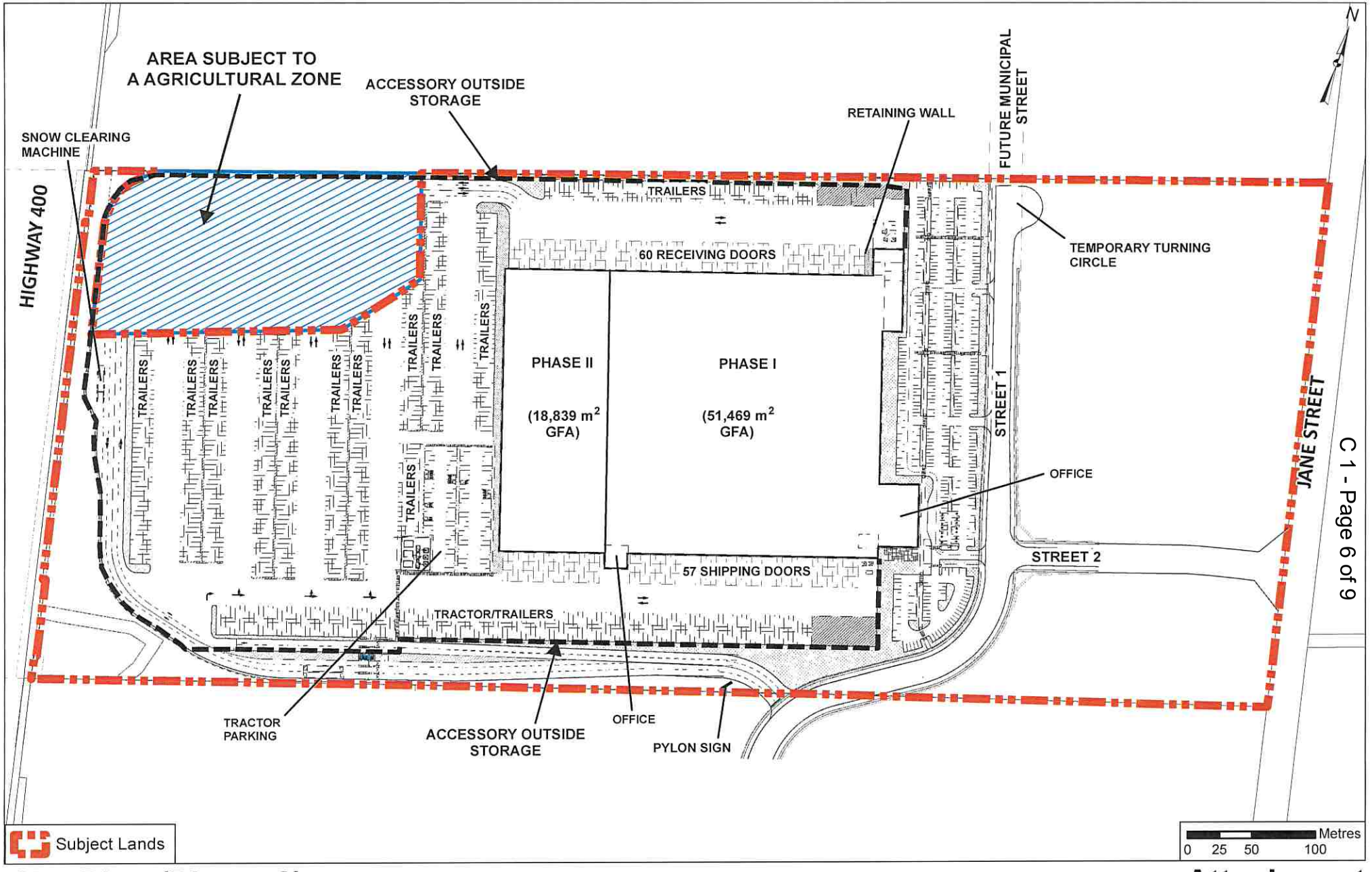
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19T-19V002 & DA.19.072

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DATE:
April 21, 2020

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Created on: 4/15/2020



Site Plan (Phase 2)

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
Conmar Developments Inc. & Fenlands Vaughan Inc.

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Attachment

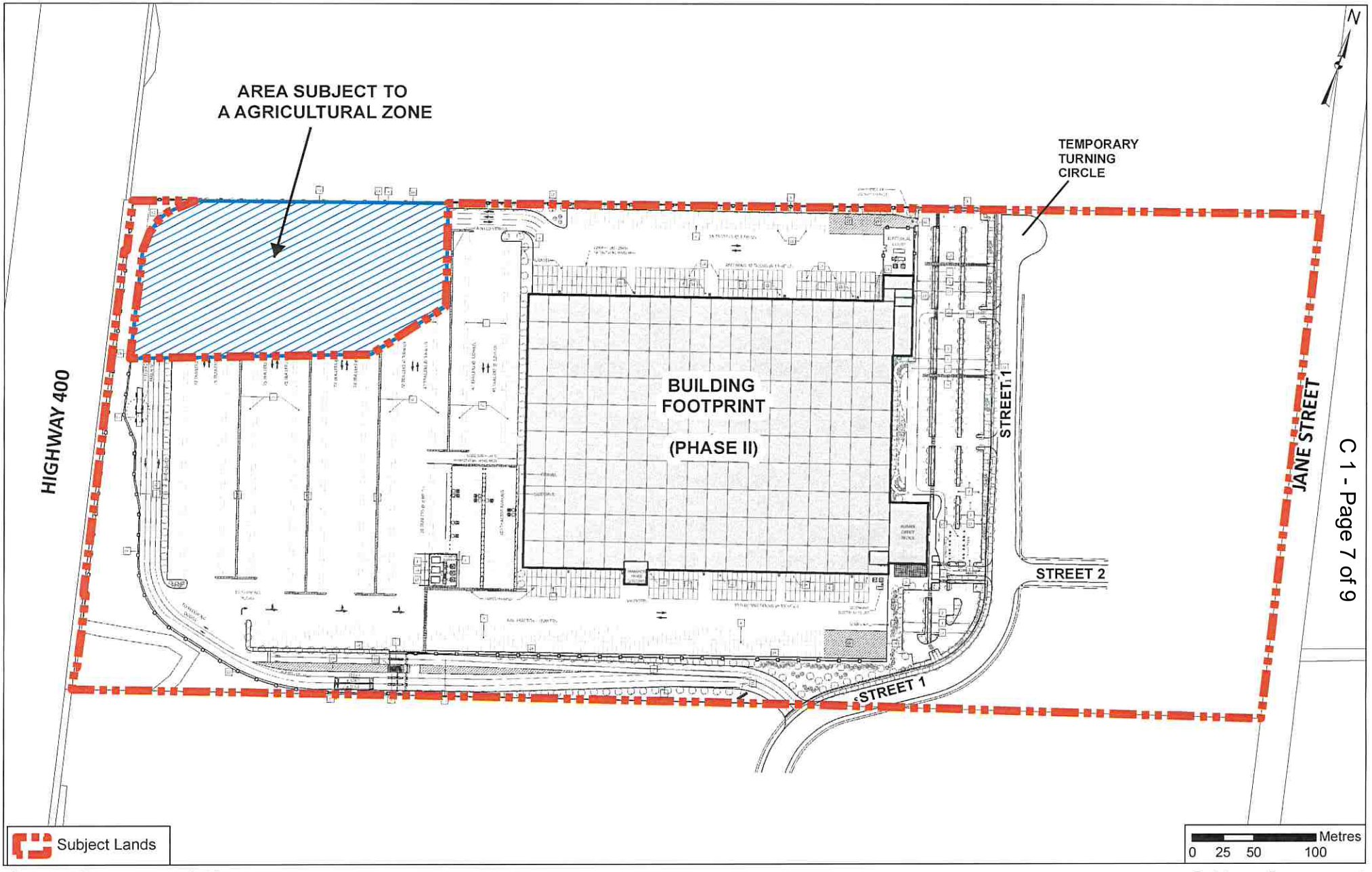
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DATE:
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Landscape Plan

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
Conmar Developments Inc. & Fenlands Vaughan Inc.

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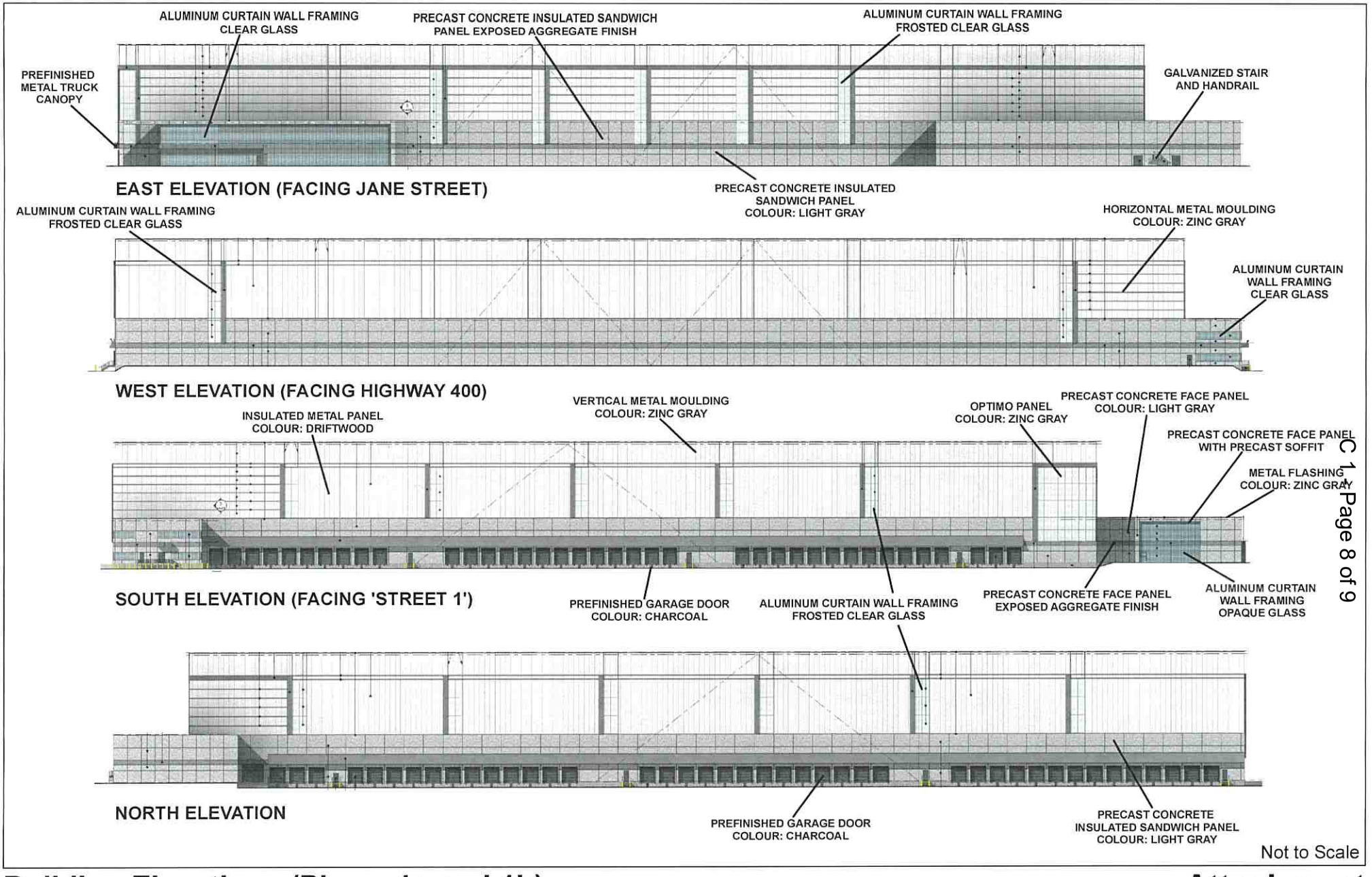
Attachment

FILE:
Z.19.007
RELATED FILES:
DA.19.072 & 19T-19V002
DATE:
April 21, 2020

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Created on: 4/15/2020



Building Elevations (Phase 1a and 1b)

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
Conmar Developments Inc. & Fenlands Vaughan Inc.

VAUGHAN
Development Planning

Attachment

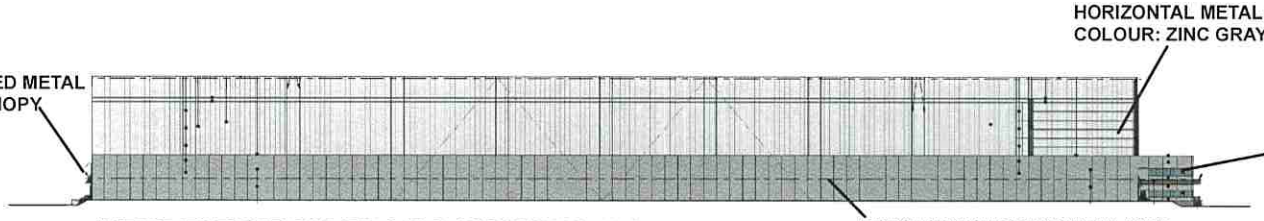
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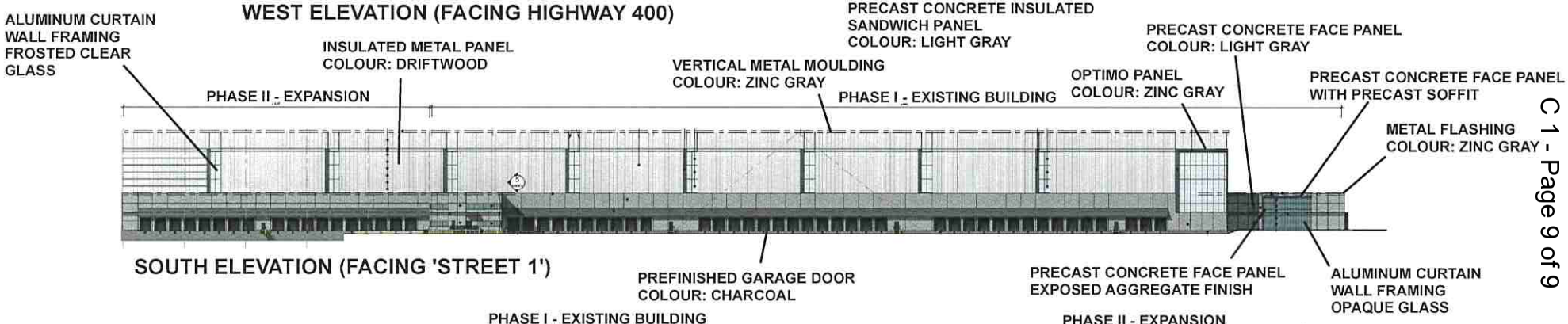
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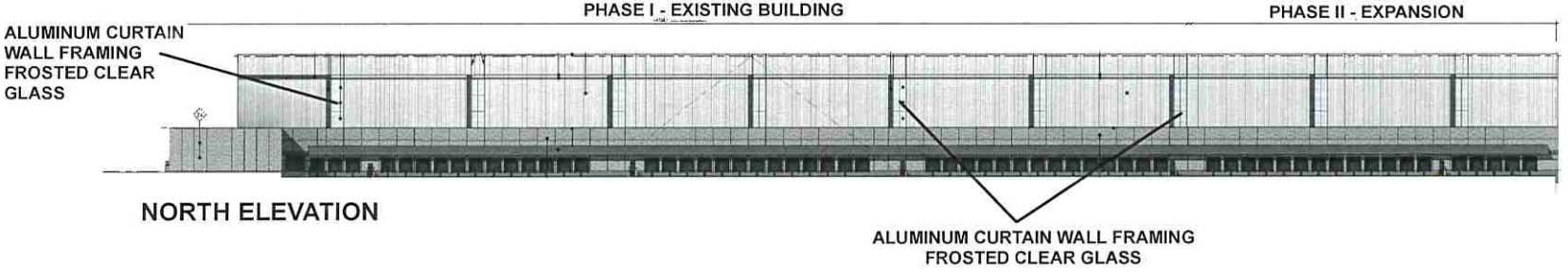
EAST ELEVATION (FACING 'STREET 1')



WEST ELEVATION (FACING HIGHWAY 400)



SOUTH ELEVATION (FACING 'STREET 1')



NORTH ELEVATION

Not to Scale

Building Elevations (Phase 2)

LOCATION:
Part of Lot 28, Concession 5

APPLICANT:
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DATE:
April 21, 2020

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