

Committee of the Whole (1) Report

DATE: Monday, October 07, 2019

WARD: 2

**TITLE: 1791234 ONTARIO LIMITED (VAUGHAN WEST II LIMITED)
SITE DEVELOPMENT FILE DA.18.086
VICINITY OF REGIONAL ROAD 50 AND TRADE VALLEY DRIVE**

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.18.086 for the Subject Lands shown on Attachment 1, to permit a one-storey warehouse employment building, as shown on Attachments 2 to 4.

Report Highlights

- The Owner seeks approval for a one-storey warehouse employment building with a gross floor area of 11,885 m² and 129 at-grade parking spaces.
- The Development Planning Department supports the approval of the development, subject to the Recommendations of the report, as it conforms to the Vaughan Official Plan 2010, the proposed use is permitted by Zoning By-law 1-88, and the development is compatible with the existing and planned uses in the surrounding area.

Recommendations

1. THAT Site Development File DA.18.086 (1791234 Ontario Limited (Vaughan West II Limited)) BE DRAFT APPROVED AND SUBJECT TO THE FOLLOWING CONDITIONS; to the satisfaction of the Development Planning Department, to permit the development of a one-storey employment building with a gross floor

area of 11,885 m² and 129 at-grade parking spaces, as shown on Attachments 2 to 4:

- a) That prior to the execution of the Site Plan Letter of Undertaking:
 - i) the Owner shall satisfy all requirements of the Development Planning Department, and the Development Planning Department shall approve the final site plan, building elevations including bird-safe window treatments, landscape plan, details and cost estimate;
 - ii) The Owner shall incorporate additional sustainability measures to improve the Sustainability Metrics Overall Application Score to meet or exceed the minimum bronze threshold score of 31;
 - iii) the Owner shall satisfy all requirements of the Development Engineering Department, and the Development Engineering Department shall approve the final site servicing, site grading and erosion and sediment control plans, functional servicing report and stormwater management report;
 - iv) the Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division;
 - v) the Owner shall satisfy all requirements and obtain all necessary approvals from York Region;
 - vi) the Owner shall satisfy all requirements and obtain all necessary approvals from Peel Region;
 - vii) the Owner shall enter into a Site Plan Agreement with both Peel Region and York Region;
 - viii) the Owner shall satisfy all conditions imposed by the Committee of Adjustment's decision to approve Consent Applications B025/19 and B026/19, to facilitate shared access to the Subject Lands and the owner of the adjacent lands to the north (241 Trade Valley Drive), and the Certificate of Official shall be issued; and
 - ix) the Committee of Adjustment's decision to approve Minor Variance Application A109/19 shall become final and binding, and the Owner shall satisfy all conditions of approval imposed by the Committee.

Background

The vacant subject lands (the 'Subject Lands') identified on Attachment 1 are located on the east side of Regional Road 50, south of Trade Valley Drive, and are municipally known as 8745 Regional Road 50. The Subject Lands are located within the Huntington Business Park.

The Subject Lands were previously part of a larger parcel spanning from Regional Road 50 to Hunter's Valley Road. The Committee of Adjustment on May 10, 2018, approved Consent Application B002/18, which severed the larger parcel to create the Subject Lands fronting onto Regional Road 50, and a retained parcel fronting onto Hunter's Valley Road.

The Owner has submitted a Site Development Application to permit the Development

The Owner has submitted Site Development Application File DA.18.086 (the 'Application') to permit a one-storey warehouse employment building with a gross floor area ('GFA') of 11,885 m², 251 m² of ground floor office space, a 251 m² mezzanine area for storage, and 129 at-grade parking spaces (the 'Development').

Previous Reports/Authority

N/A

Analysis and Options

The Development conforms to the York Region Official Plan 2010

The Subject Lands are designated "Urban Area" by Map 1 - Regional Structure of the York Region Official Plan 2010 ('YROP 2010'), which permits a range of residential, commercial, employment and institutional uses, and are identified as being within the "Strategic Employment Lands - Conceptual" by Figure 2 - York Region Strategic Employment Lands.

Chapter 4.3 - Planning for Employment Lands requires development within lower-tier municipalities to conform to the following:

"4.3.6 - To protect strategic employment lands, including lands identified in Figure 2. These lands are identified based on their proximity to existing or planned 400-series highways and shall be designated for employment land uses in local municipal official plans."

“4.3.13 - That local municipalities include official plan and secondary plan policies and zoning provisions to allow only employment and ancillary uses on Local Corridors and other major streets within employment lands.”

The Development conforms to YROP 2010 as it provides employment uses within proximity of existing and planned 400-series highways (Highways 407 and 427) within a designated employment area.

The Development conforms to the Vaughan Official Plan 2010

The Subject Lands are designated “Prestige Employment” by the Vaughan Official Plan 2010 (‘VOP 2010’), which permits a wide range of employment uses including manufacturing, warehousing, processing and distribution uses located within wholly enclosed buildings which do not require outside storage. The Development is for a warehouse use with no outside storage, which is permitted by the “Prestige Employment” land use designation. The Development conforms to VOP 2010.

The Development requires an exception to Zoning By-law 1-88 to permit the Development

The Subject Lands are zoned “EM1 Prestige Employment Area Zone” for approximately 120 m of the lot depth from Regional Road 50, and “EM2 General Employment Area Zone” for the remainder of the Subject Lands, as shown on Attachment 2, and subject to site-specific Exception 9(1308). The “EM1 Prestige Employment Area Zone” and “EM2 General Employment Area Zone” permit the proposed warehouse use. The following site-specific zoning exception is required to permit the Development:

Table 1:

	By-law Standard	“EM1 Prestige Employment Zone” Requirements, subject to Exception 9(1308)	Proposed Exception to the “EM1 Prestige Employment Zone” Requirements, subject to Exception 9(1308)
a.	Minimum Landscape Strip Width (Regional Road 50)	9 m	6 m

The Owner submitted Minor Variance Application A109/19 to address the minimum landscape strip width, which was approved by the Committee of Adjustment on September 5, 2019. The Committee's decision will be final and binding on September 25, 2019, provided there are no appeals of the decision. The Committee's decision must become final and binding, and the Owner shall satisfy any conditions imposed by the Committee prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

The Development Planning Department has no objections to the Development, subject to the Recommendations in this report

The Development consists of a one-storey warehouse employment building with a GFA of 11,885 m², 251 m² of ground floor office space, a 251 m² mezzanine area for storage, and 129 at-grade parking spaces inclusive of five (5) barrier-free spaces.

The Committee of Adjustment, on August 22, 2019, approved Consent Applications B025/19 and B026/19 to facilitate a shared right-in/right-out access from Regional Road 50 with the owner of the adjacent lands to the north (241 Trade Valley Drive). The approval of Consent Applications B025/19 and B026/19 was a condition of approval under Site Development File DA.17.064 (Isadan Holdings Limited), for the development of two industrial buildings, an eating establishment and an automotive gas bar on 241 Trade Valley Drive. The Owner is required to satisfy all conditions of approval imposed by the Committee of Adjustment and obtain the Certificate of Official. A condition to this effect is included in the Recommendations of this report.

The Development will be accessed by the shared right-in/right-out driveway at the north-west corner of the Subject Lands, as required by Peel Region, who have jurisdiction over Regional Road 50. A temporary right-out only access is proposed at the south-west corner of the Subject Lands to promote clockwise vehicle circulation and mitigate congestion and vehicle crossing at the shared access. The temporary right-out access will be permitted by Peel Region until such time that the internal road network of Draft Plan of Subdivision File 19T-11V004 (2130400 Ontario Inc.) ('19T-11V004') located immediately to the south of the Subject Lands is completed, which will provide access to the Subject Lands through 19T-11V004, as shown on Attachment 1. As a requirement of Peel Region, the Site Plan must be revised to show the future road connection to 19T-11V004. A 1.5 m wide pedestrian connection from Regional Road 50 to the main entrance of the building is proposed at the south side of the Subject Lands.

The proposed building elevations shown on Attachment 4 consist of smooth architectural precast concrete, alpollic metal composite panel, spandrel glass and exposed white aggregate architectural precast concrete. The Owner is required to include bird-safe window treatments as required by the City-Wide Urban Design Guidelines. A condition to this effect is included in the Recommendations of this report.

The Development is subject to the Block 64 Urban Design Guidelines which promotes main building entrances to be clearly visible from the street and have prominent architectural elements that identify and emphasize their importance. The front building elevation has been revised to reflect the Block 64 Urban Design Guidelines.

The Development Planning Department is satisfied with the Development. The Development Planning Department must approve the final site plan, building elevations and landscape plan and details. The Owner shall also address all remaining comments associated with the Application. Conditions to this effect is included in the Recommendations of this report.

The Owner has achieved a Sustainability Metrics Overall Application Score of 25 and an Overall Community Score of 25

The Owner has submitted the completed Sustainability Scoring Tool and Summary Letter ('Sustainability Metrics'), dated September 10, 2019, in support of the Development. The Sustainability Metrics demonstrates an Overall Application Score of 25 and an Overall Community Score of 25. The Owner is required to incorporate additional sustainability measures to improve the Overall Application Score to meet or exceed the minimum bronze threshold score of 31, which is applicable to this Development. A condition to this effect is included in the Recommendations of this report.

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

The Development Engineering ('DE') Department has no objection to the Development, subject to the Recommendations of this report, and provides the following comments:

Municipal Servicing

Sanitary Servicing

Sanitary servicing is proposed for the Subject Lands via an internal connection from an existing manhole at the northeast corner of the property conveying flows through an existing 7.5m wide servicing easement at the north side of 280 Hunter's Valley Road. The City's control manhole for the Subject Lands is located at the street line adjacent to 280 Hunter's Valley Road.

Water Distribution

Water servicing is proposed for the Subject Lands via internal connections from an existing valve chamber (fire) and valve box (domestic) at the southeast corner of the Subject Lands through an existing 4m wide servicing easement at the south side of 280 Hunter's Valley Road. The City's valve and chamber for the Subject Lands is located at the street line adjacent to 280 Hunter's Valley Road. Back-flow prevention (via City Standard W-111 chamber) at the street line adjacent to 280 Hunter's Valley Road is a requirement for the Subject Lands.

Storm Drainage

Sanitary servicing is proposed for the Subject Lands via an internal connection from an existing manhole at the northeast corner of the Subject Lands, conveying flows through an existing 7.5m wide servicing easement at the north side of 280 Hunter's Valley Road. The City's control manhole for the Subject Lands is located at the street line adjacent to 280 Hunter's Valley Road.

A restrictive covenant (Section 118) was registered on the Subject Lands as a condition of Consent Application B002/18, which requires the Owner to provide service connections for sanitary, water and storm through service easements to facilitate the Development.

Erosion and Sediment Control

The *Erosion & Sediment Control Guidelines for Urban Construction* (December 2006) ('ESCGUC 2006') was created as a consolidated document that best suits jurisdictions within the Greater Golden Horseshoe Area Conservation Authorities for common usage in land development, construction and water management.

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 ESCGUC 2006.

Photometric Lighting

Internal Lighting

The Development shall maintain zero cut-off light level distribution at the property line.

External Lighting

The Owner shall provide an external photometric lighting plan to confirm adequate lighting of the road, boulevard and proposed sidewalk along Regional Road 50 as a direct result of the proposed hydro pole/street light re-location fronting Regional Road 50.

The DE Department has identified the following matters which are to be addressed by the Owner prior to the execution of the Letter of Undertaking:

- The Owner shall pay the DE Site Plan fee pursuant to the City's Fees and Charges By-law
- The Owner shall provide approvals from Peel and York Regions to the DE Department
- The Owner shall submit a geotechnical report complete with in-situ percolation testing of the existing soils to determine groundwater elevation and adequacy of the proposed infiltration system
- The proposed back-flow chamber shall be relocated to the street line adjacent 280 Hunter's Valley Road, west of the existing valve and chamber
- The Owner shall provide written permission from the land owner to the south to encroach within their property for the proposed 800mm diameter driveway culvert required to convey stormwater flows from the existing 900mm diameter culvert crossing Regional Road 50

- The Owner shall submit a revised functional servicing/stormwater management report, site servicing, site grading, erosion and sediment control plans to the satisfaction of the DE Department
- The Owner is required to address all remaining comments associated with the Application

Conditions to this effect are included in the Recommendations of this report.

The Environmental Services Department, Waste Management Division has no objection to the Development, subject to the Recommendations in this report

The Waste Management Division of the Environmental Services Department is satisfied with the Development, subject to the Owner providing revised floor plans showing the dimensions of the internal waste storage room and how waste storage bins will be staged. A condition to this effect is included in the Recommendations of this report.

The Financial Planning and Development Finance Department has advised that Development Charges are required

The Owner is required to pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board. A clause for the payment of Development charges will be included as a standard condition in the Letter of Undertaking.

The Real Estate Department has advised that Cash-in-Lieu of the Dedication of Parkland is required

The Owner is required to pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the value of the Subject Lands, in accordance with Section 51 of the *Planning Act* and City of Vaughan Cash-in-Lieu Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment. A clause for the payment of cash-in-lieu will be included as a standard condition in the Letter of Undertaking.

Financial Impact

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

Broader Regional Impacts/Considerations

The Application has been reviewed by York Region and Peel Region, who have identified matters that are to be addressed respecting the Development, subject to conditions included in the Recommendations of this report and the following comments:

Peel Region has identified matters that are to be addressed prior to the execution of the Letter of Undertaking

The Subject Lands have frontage onto Regional Road 50, an arterial road under the jurisdiction of Peel Region. The Peel Region Development Services Department has reviewed the Application and are satisfied in principle with the shared right-in/right-out access and temporary right-out access to the Subject Lands from Regional Road 50. Peel Region has identified the following matters which are to be addressed by the Owner:

- The site plan must be revised to ensure that fire emergency vehicles are not reliant on the temporary right-out access
- The site plan must be revised to show the future connection to the road network of File 19T-11V004
- The Access Agreement that the Owner entered into with Peel Region through Consent Application B022/18 must be amended to reflect the Development
- Peel Region must approve the final site plan, landscape plan, site grading and servicing plans and stormwater management report
- The Owner shall enter into a Site Plan Agreement with Peel Region.

The Owner shall satisfy all above requirements of Peel Region, and any additional requirements outlined in their memo dated September 12, 2019, prior to the execution of Peel Region's Site Plan Agreement and the City's Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

York Region has identified matters that are to be addressed prior to the execution of the Letter of Undertaking

Regional Road 50 is under the jurisdiction of Peel Region; however, as it is a boundary road between Peel Region and York Region, York Region has expressed an interest in the Application and acts as a commenting agency. The Owner shall satisfy all

requirements of York Region prior to the execution of the Letter of Undertaking. A condition to this effect is included in the Recommendations of this report.

Conclusion

The Application has been reviewed in consideration of the policies of VOP 2010, the requirements of Zoning By-law 1-88, comments from City Department and external public agencies, and the area context. The Development conforms to VOP 2010, the proposed warehouse employment building is permitted by Zoning By-law 1-88, and the Development is considered compatible with the surrounding existing and planned land uses. The Committee of Adjustment approved a Minor Variance Application to Zoning By-law 1-88 to permit the Development, which is subject to final approval and the clearance of conditions of approval. Accordingly, the Development Planning Department can support the approval of Site Development File DA.18.086, subject to the Recommendations of this report.

For more information, please contact: Chris Cosentino, Planner at extension 8215

Attachments

1. Location Map
2. Site Plan and Zoning
3. Landscape Plan
4. Building Elevations

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