

**REPORT NO. 39 OF THE COMMITTEE OF THE WHOLE  
FOR CONSIDERATION BY COUNCIL, DECEMBER 17, 2019**

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Item 5, Report No. 39, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on December 17, 2019.

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**5.     **SQUIRE DOWN INVESTMENTS LTD. SITE DEVELOPMENT FILE  
DA.18.092 50 KEYES COURT VICINITY OF LANGSTAFF ROAD AND  
HUNTINGTON ROAD****

**The Committee of the Whole recommends:**

- 1)     That the recommendation contained in the following report of the Deputy City Manager, Planning and Growth Management dated December 3, 2019 be approved; and**
- 2)     That the coloured elevations submitted by the applicant be received.**

**Recommendations**

1.     THAT Site Development File DA.18.092 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS as listed on Attachments 1 and 2, to the satisfaction of the Development Planning Department, to permit the development of an employment building (warehouse) with accessory office uses, as shown on Attachments 4 to 6.

## Committee of the Whole (1) Report

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**DATE:** Tuesday, December 03, 2019

**WARD:** 2

**TITLE: SQUIRE DOWN INVESTMENTS LTD.  
SITE DEVELOPMENT FILE DA.18.092  
50 KEYES COURT  
VICINITY OF LANGSTAFF ROAD AND HUNTINGTON ROAD**

**FROM:**

Jason Schmidt-Shoukri, Deputy City Manager, Planning and Growth Management

**ACTION:** DECISION

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### **Purpose**

To seek approval from the Committee of the Whole for Site Development File DA.18.092 for the Subject Lands shown on Attachment 3, to permit the development of a one-storey employment building (warehouse) with accessory office uses as shown on Attachments 4 to 6.

### **Report Highlights**

- The Owner proposes a one-storey employment building (warehouse) with accessory office on the ground floor.
- The Development Planning Department supports the approval of the Site Development application as the development is consistent with the *Provincial Policy Statement 2014*, conforms to the Growth Plan 2019, York Region Official Plan and 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.18.092 (Squire Down Investments Ltd.) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS as listed on Attachments 1 and 2, to the satisfaction of the Development Planning Department, to permit the development

of an employment building (warehouse) with accessory office uses, as shown on Attachments 4 to 6.

## **Background**

### **Location**

The vacant, 3.5 ha Subject Lands ('Subject Lands') are located on the north side of Keyes Court, east of Huntington Road and south of Langstaff Road, municipally known as 50 Keyes Court, as shown on Attachment 3.

***A Site Development application has been submitted to permit the Development*** Squire Down Investments Ltd. (the 'Owner') has submitted Site Development File DA.18.092 (the 'Application') to permit an employment building (warehouse) with accessory office uses having a total Gross Floor Area ('GFA') of 17,959.95 m<sup>2</sup> (the 'Development'), as shown on Attachments 4 to 6. Two full moves accesses to the Subject Lands are provided via Keyes Court with a total of 270 parking spaces.

## **Analysis and Options**

### ***The Development is consistent with the Provincial Policy Statement, 2014***

Section 3 of the *Planning Act* requires that 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 Development Planning Department is of the opinion that the Development is consistent with provincial policies, specifically Section 1.3.1 which encourages planning authorities to promote economic development and competitiveness by: providing the appropriate mix and range of employment and institutional uses to meet long term needs; providing opportunities for a diversified economic base; and ensuring 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 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 ('Growth Plan') guides decision making on a wide range of issues, including economic development, land-use planning, urban form, and housing. Council's planning decisions are required by the *Planning Act* to conform, or not conflict with, the Growth Plan

The Development is 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) on the east side of Huntington Road, south of Langstaff Road. The Development conforms to the Growth Plan because it is an employment use within a Settlement Area where municipal water and wastewater services are available, and the Development adds to the completion of the surrounding business park.

***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.

The Subject Lands are designated "Urban Area" on Map 1 - "Regional Structure" and located within an area identified as "Strategic Employment Lands – Conceptual" on Figure 2 – "York Region Strategic Employment Lands" in 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 to maintain the planned employment use for the property. Therefore, the Application conforms to the policies of the YROP.

***The Development conforms to Vaughan Official Plan 2010***

The Subject Lands are designated "Prestige Employment", "General Employment" and "Natural Areas" 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 “Prestige Employment” designation permits a full range of employment uses including warehousing (but not retail warehousing), within wholly enclosed buildings, and which do not require outside storage. Office and retail uses accessory to and directly associated with the warehouse use are also permitted within this designation. The Development for an employment building with accessory office uses conforms to VOP 2010.

The Subject Lands are also located within the Huntington Business Park Block 57/58 Plan approved by Vaughan Council on June 25, 2013. The Block Plan identifies the Subject Lands as “Prestige Area”. The approved Block Plan is consistent with the “Prestige Employment” designation and the “EM1 Prestige Employment” Zone.

The Development respects the design criteria in accordance with Section 9.1.2.10 a) through h) of VOP 2010. The lot size and building size for the Development is consistent with approved development in the surrounding area. The Development provides safe and direct access to the building along the Keyes Court and Langstaff Road frontage where an appropriate amount of landscaping is provided. Surface parking is located at the sides and rear of the building and landscape islands are provided to minimize the impact of surface parking areas from the street and surrounding development. The loading and docking bay is also located at the side of the building and is setback from the main wall of the building to screen it from the street. Pedestrian connections are provided within and outside the limits of the Subject Lands to provide safe access to the Development and the open space area that abuts the Subject Lands along the eastern property line. Therefore, the Development conforms to the policies of VOP 2010.

***The Development complies with Zoning By-law 1-88***

The Subject Lands are zoned “EM1 Prestige Employment” by Zoning By-law 1-88, as shown on Attachment 4, and are subject to site-specific Exception 9(1294), which permits the Development. On July 5, 2018, the Committee of Adjustment approved Minor Variance Application A097/18 to permit a landscape strip of 0.0 metres where the Subject Lands abut lands zoned “OS1 Open Space Conservation Zone”. The Development complies with the development standards in Zoning By-law 1-88.

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

Site Plan

The Development includes a one storey employment building (warehouse) as shown on Attachments 4 to 6, which contains accessory office uses with the following GFA:

|                        |                          |
|------------------------|--------------------------|
| Warehouse Ground Floor | 16,518.07 m <sup>2</sup> |
| North Office           | 1,189.61 m <sup>2</sup>  |
| South Office           | 252.27 m <sup>2</sup>    |
| Total                  | 17,959.95 m <sup>2</sup> |

The Subject Lands have frontage onto Keyes Court, with the main building entrance located across this frontage. The Development includes office areas in the north and southwest sections of the building. Each office area has an entrance designed to accommodate future mezzanine areas. The total GFA for the proposed future mezzanines is 1,441.8 m<sup>2</sup> (1,189.61 m<sup>2</sup> and 252.27 m<sup>2</sup> for the future north and south mezzanines respectively).

Two full moves driveways from Keyes Court provide access to the Subject Lands. A total of 270 parking spaces (including visitor, barrier free and carpool spaces) are provided at grade to service the Development. Bicycle parking is also provided at the building entrances for convenience.

Loading and docking facilities are located on the east side of the building. The cut-out design of the east side of the building allows the loading and docking facilities to be screened from the street. A staging area and drive in door is also provided in the east side of the building for the purpose of waste removal. The waste storage area is located internal to the building.

#### Landscape Plan

The landscape plan is shown on Attachment 5. A 1.5 metre wide walkway along the north, west and east sides of the building provides pedestrian access to the Development. A pedestrian connection is also provided within the Subject Lands, which connects to a multi-use trail contemplated for the open space area abutting the Subject Lands along the east property line. The multi-use trail ends in a cul-de-sac design near the north property line of the Subject Lands and a pedestrian connection is provided continuing northward, for access to Langstaff Road.

An appropriate amount of landscaping is provided to ensure an attractive streetscape and screen the Development from abutting open space areas and surrounding land uses. A 6 metre wide landscape strip is provided along the Keyes Court frontage. Landscaping on site contains a variety of deciduous, coniferous trees and shrubs.

### Building Elevations

The building elevations include a colour combination of light and dark grey with white precast concrete paneling on the facades and spandrel glazing with bird friendly treatments applied to glass areas that are 85% or more contiguous, as shown on Attachment 2. Windows are provided along the north, south and corner elevations to provide architectural detail and identify building entrances along the Keyes Court and Langstaff frontages. The roof of the Development is designed to be composed of reflective marble chips of gray slag mineral aggregate with a flood coat of asphalt. Mechanical equipment placed on the roof is designed to be screened from the street.

The final site plan, building elevations, roof plan, landscape plan, cost estimate and lighting plan must be approved to the satisfaction of the Development Planning Department prior to the execution of the Site Plan Agreement or Letter of Undertaking or Letter of Undertaking. A condition to this effect is included on Attachment 1 to this report.

### Sustainability Performance Metrics

The Development achieves the silver performance level of sustainability with an overall application score of 46. The Development is located within walking distance of amenities and meets sustainable landscaping criteria such as soil depth, pH, soil volume, organic matter content and shade coverage. Sustainable transportation features of the Development include: sheltered bicycle spaces, carpool and electric vehicle parking spaces. Direct pedestrian connection is provided from the Development to the nearest transit stop located at the intersection of Huntington Road and Langstaff Road. The Development achieves sustainable stormwater management practices, with 81 to 90 percent of total suspended solids from all runoff leaving the site to be removed during a 10mm rainfall event. The Development also achieves sustainable lighting standards, bird friendly design and cool roof features.

### ***The Subject Lands have been cleared of archaeological concerns***

The Subject Lands have been previously cleared through Draft Plan of Subdivision File 19T-06V01 of archaeological concern. The appropriate warning clauses regarding archaeological resources will be included in the Site Plan Agreement or Letter of Undertaking.

***The Development Engineering Department has no objection to the Development, subject to conditions***

The Development Engineering ('DE') Department has no objection to the Development; however, the following matters shall be addressed prior to the final approval and execution of the Site Plan Agreement or Letter of Undertaking:

- a) the Owner shall contact the City of Vaughan, Environmental Services Department for purchases of the required water meter; and
- b) The Owner shall provide engineering drawings and reports stamped by a Professional Engineer to the satisfaction of the DE Department.

The final site plan, site grading and servicing plan, Stormwater Management Report and Functional Servicing Brief submitted in support of the Application must be approved by the DE Department prior to the execution of the Site Plan Agreement or Letter of Undertaking. A condition to this effect is included on Attachment 1.

***The Parks Planning Department has no objection to the Development***

The Parks Planning Department no objection to the Development.

***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.

***Cash-in-Lieu of the dedication of parkland has been satisfied***

The Real Estate Department has confirmed that payment-in-lieu of parkland dedication was satisfied through 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 to the Development. Prior to final approval, the Owner must provide a waste management site plan and floor plan to the satisfaction of the Environmental Services Department, Solid Waste Division. These plans shall include a loading pad for the staging of the bins. The loading pad shall have a minimum base of 300 mm of compacted 20 mm crusher run-limestone and finished to a minimum of 200 mm of concrete.

***Development Charges for the Development are applicable***

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 and York Region, York District School Board and York Catholic District School Board.

***The Fire and Rescue Services Department has no objection to the Development, subject to conditions***

The Fire and Rescue Services Department has no objection to the Development, subject to the adequate provisions for fire safety and protection being provided in accordance with the Ontario Building Code.

***A Ministry of Transportation Ontario ('MTO') permit is required***

The Subject Lands are located in the proposed Highway 427 expansion corridor. The Owner is required to obtain Sign, Building and Land Use Permits from MTO prior to the commencement of any on-site works. A condition to address MTO's requirements is included on Attachment 1.

***The Toronto and Region Conservation Authority ('TRCA') has no objection to the Development, subject to the conditions***

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 Alterations to Shorelines and Watercourses) is required to permit the Development and related works within TRCA's Regulated Area.

Prior to final approval, the Owner shall provide a revised functional servicing and stormwater management report, erosion control plan, site servicing plan, grading plan and site plan to the satisfaction of the TRCA. A condition to this effect is included on Attachment 1.

***The various utilities have no objection to the Development***

Hydro One, Enbridge Gas, Alectra Utilities Corporation, Canada Post, 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 has no objection to the Development, subject to the conditions included on Attachment 2.

## **Conclusion**

The Development Planning Department has reviewed Site Development File DA.18.092 in consideration of the applicable provincial policies, the policies of the York Region Official Plan 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 4 to 6 is consistent with Provincial Policies, conforms to the YROP 2010 and VOP 2010, complies with the “EM1 Prestige Employment Zone” of Zoning By-law 1-88 and is appropriate for the Subject Lands. Should Council approve Site Development File DA.18.092, conditions of approval are included on Attachments 1 and 2 of this report.

**For more information**, please contact Rebecca Roach, Planner, Development Planning Department, Extension 8626.

## **Attachments**

1. Conditions of Site Plan Approval
2. York Region Conditions of Site Plan Approval
3. Location Map
4. Site Plan
5. Landscape Plan
6. Building Elevations

## **Prepared by**

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/LG

## **Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)**

Site Development File DA.18.092 (Squire Down Investments Ltd.)

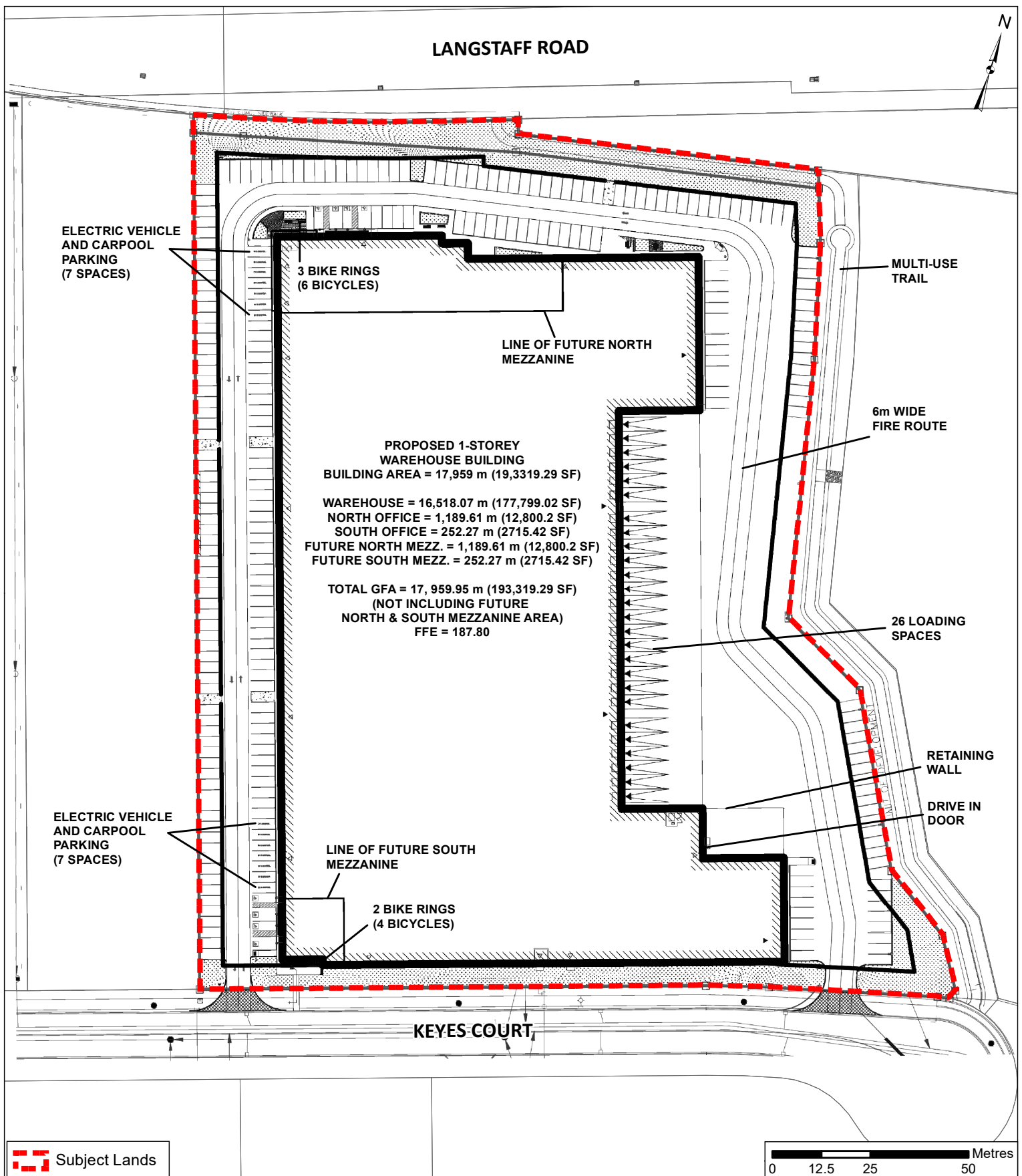
### Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement or Letter of Undertaking:
  - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, arborist report, tree inventory and removal plan, building elevations, signage details and photometric plan;
  - b) The Development Engineering Department shall approve the final grading erosion and sedimentation control and site servicing plans, the functional servicing and stormwater management report and traffic impact brief;
  - c) The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority;
  - d) The Owner shall satisfy all requirements of the Ministry of Transportation Ontario ("MTO") and successfully obtain approval of Sign, Building and Land Use Permits prior to the execution of the Site Plan Agreement or Letter of Undertaking;
  - e) The Owner shall satisfy all requirements of York Region as set out in Attachment 2;
  - f) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada and Canada Post; and
  - g) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division.

**Attachment 2 – Conditions of Site Plan Approval - York Region**  
**York Region Conditions for Approval for Site Development File: DA.18.092**  
**(Squire Down Investments Ltd.)**

- 1) That prior to the execution of the Regional Site Plan Agreement or Letter of Undertaking:
  - a) The Owner shall save harmless the City of Vaughan and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated;
  - b) The Owner agrees to indemnify and hold harmless York Region, its elected and appointed officials, employees, contractors and agents against any and all actions, causes of action, suits, orders, proceedings, claims, demands and damages whatsoever which may arise either directly or indirectly by reason of any of the work undertaken by or on behalf of the Owner with respect to this development proposal, including without limitation, any work undertaken within the Regional right-of-way;
  - c) The Owner shall be responsible for compliance with all applicable statutes and regulations, including without limitation, the *Construction Lien Act*, the *Occupational Health and Safety Act*, the *Fisheries Act (Canada)*, the *Environmental Protection Act* and the *Ontario Water Resources Act*. The Owner, for the purposes of the *Occupational Health and Safety Act*, shall be designated as a Constructor and shall assume all of the responsibilities of the Constructor, as set out in that Act and its regulations. The Owner shall carry out or cause to be carried out all construction work in accordance with the requirements of the Act and regulations for construction projects; and
  - d) The Owner agrees that these conditions of approval are applicable for maximum period of eighteen months from August 9, 2019. Any extension to this approval period requires the consent of York Region and must be requested in writing by the applicant. Furthermore, all construction activities, on the Regional road allowance, including but not limited to, final restoration works, must be completed within a maximum period of three months from the date of commencement of construction. Any requests for extension of this timeline, requires the consent of York Region and must be requested in writing by the applicant.





## Site Plan

**LOCATION:**  
 Part of Lot 10, Concession 9,  
 50 Keyes Court

**APPLICANT:**  
 Squire Down Investment Ltd.

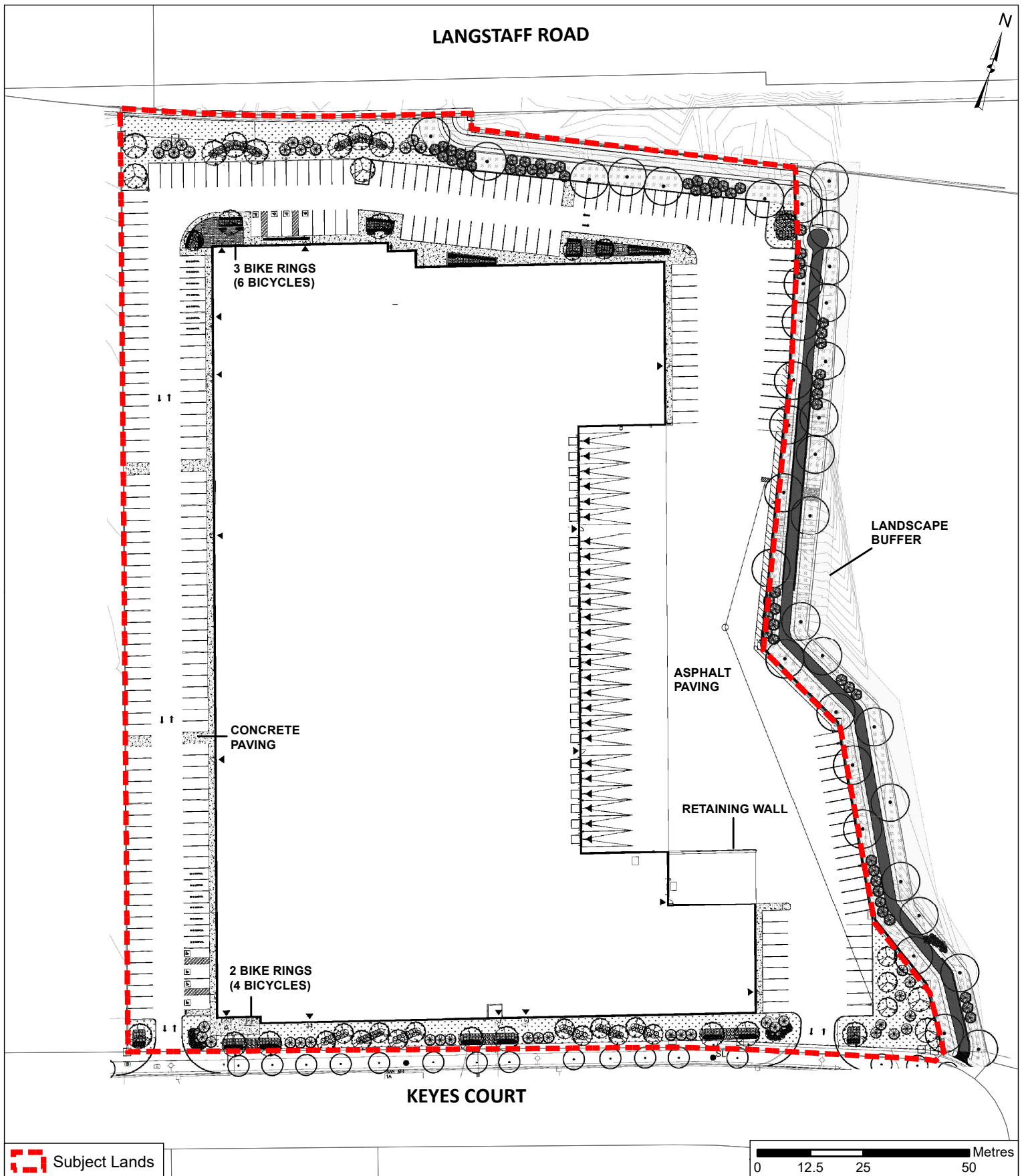


## Attachment

**FILE:**  
 DA.18.092

**DATE:**  
 December 3, 2019

**4**



# Landscape Plan

**LOCATION:**  
Part of Lot 10, Concession 9,  
50 Keyes Court

**APPLICANT:**  
Squire Down Investment Ltd.

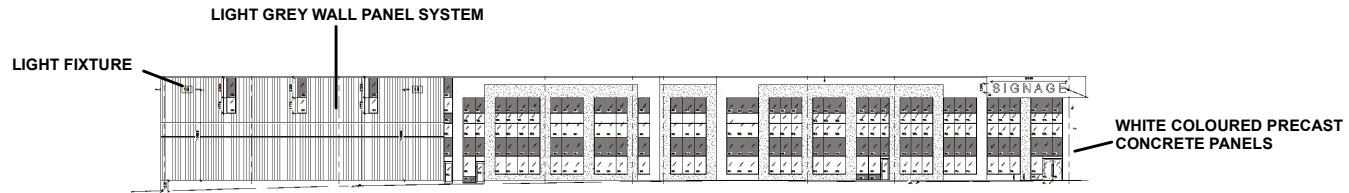


## Attachment

**FILE:**  
DA.18.092

**DATE:**  
December 3, 2019

**5**



**NORTH ELEVATION (FACING LANGSTAFF ROAD)**



**EAST ELEVATION**



**SOUTH ELEVATION (FACING KEYES COURT)**

COMPOSITE ALUMINUM PANELS  
COLOUR & TEXTURE TBD



**WEST ELEVATION**

Not to Scale

## Building Elevations

### LOCATION:

Part of Lot 10, Concession 9,  
50 Keyes Court

### APPLICANT:

Squire Down Investment Ltd.



## Attachment

FILE:  
DA.18.092

DATE:  
December 3, 2019

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