

Committee of the Whole (1) Report

DATE: Tuesday, June 1, 2021

WARD(S): 2

TITLE: HUNTINGTON-FIFTY INVESTMENTS LIMITED
SITE DEVELOPMENT APPLICATION FILE DA.18.094
7805 HIGHWAY 50
VICINITY OF HIGHWAY 50 AND HIGHWAY 7

FROM:

Haiqing Xu, Deputy City Manager Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for Site Development File DA.18.094 for the subject lands shown on Attachment 2. The Owner proposes to develop the subject lands with a 1-storey employment warehouse building containing 2-storey accessory office components, having a total of approximately 15,195 m², as shown on Attachments 3 to 6.

Report Highlights

- The Owner proposes to develop the subject lands with a 1-storey employment warehouse building containing two 2-storey accessory office components
- The existing zoning for the subject lands permits the proposed use and a Site Development application is required to facilitate the development
- The Development Planning Department supports the approval of the application as it is consistent with the Provincial Policy Statement 2020 and conforms to the Growth Plan 2019, the York Region Official Plan 2010, Vaughan Official Plan 2010 and is compatible with the existing and planned land uses in the surrounding area

Recommendations

1. THAT Site Development File DA.18.094 (Huntington-Fifty Investments Limited) BE DRAFT APPROVED SUBJECT TO THE CONDITIONS OF Site Plan Approval included in Attachment 1, to the satisfaction of the Development Planning Department, to permit a 1-storey employment warehouse building containing 2-storey accessory office components, as shown on Attachments 3 to 6.

Background

The subject lands (the 'Subject Lands') are municipally known as 7805 Highway 50 and are currently vacant. The surrounding lands uses are shown on Attachment 2.

The Owner has obtained approval from the Committee of Adjustment (Files B037/15 and B039/15) to secure an easement with the abutting Landowner to the north in order to allow for a shared access arrangement(s). This would facilitate access to Highway 50 and Huntington Road along the north portion of the Subject Lands.

Previous Reports/Authority

Previous reports related to this application can be found at the following links:

[October 1, 2015 Committee of Adjustment File B037/15 Notice of Decision](#)

[October 1, 2015 Committee of Adjustment B039/15 Notice of Decision](#)

Analysis and Options

A Site Development Application has been submitted to permit the Development
Huntington-Fifty Investments Limited (the 'Owner') has submitted Site Development File DA.18.094 (the 'Application') for the Subject Lands shown on Attachment 2, to permit the development (the "Development") shown on Attachments 3 to 6:

- a 1-storey, 13,339.82 m² employment warehouse building with a mezzanine area of 80.15 m²
- 2-storey accessory office space components at the northeast and northwest corners of the building, each with a gross floor area ('GFA') of 887.37 m²
- the total gross floor area is approximately 15,195 m²
- one driveway from Huntington Road and two shared driveways with the lands to the north – one from Huntington Road and one from Highway 50

The Development is consistent with the Provincial Policy Statement 2020

In accordance with Section 3 of the *Planning Act*, all land use decisions in Ontario "shall be consistent" with the Provincial Policy Statement 2020 ('PPS'). The PPS provides policy direction on matters of provincial interest related to land use planning and

development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objections include building strong, healthy communities, the wise use and management of resources; and protecting public health and safety.

The employment policies in Policy 1.3.1 of the PPS states (in part), “Planning authorities shall promote economic development and competitiveness by:

- providing for an appropriate mix and range of employment and institutional uses to meet long-term needs
- 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
- ensuring the necessary infrastructure is provided to support current and projected needs

The Development utilizes an undeveloped site within the Employment Area identified in Schedule 1 Urban Structure of Vaughan Official Plan 2010 and will support employment uses. The Development complements and is compatible with the planned uses within the Huntington Business Park Area and would provide diversified employment opportunities to meet the City’s long-term employment needs. The Subject Lands are located in an area where servicing and infrastructure is available for 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, as amended

A Place to Grow: Growth Plan for the Greater Golden Horseshoe 2019 (‘Growth Plan’), as amended, is intended to guide decisions 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 consistent with the policy framework of the Growth Plan, specifically Policies 2.2.1.2, 2.2.5.1 and 2.2.5.5 regarding development in settlement areas, promoting economic development and competitiveness, and the preservation of lands adjacent to major goods movement facilities and corridors for employment uses.

The Subject Lands are located within a settlement area and a delineated built-up area where existing municipal water and wastewater systems can be efficiently utilized. The Development is located on an existing and underutilized site within an employment area

and helps meet economic goals and attract investment opportunities in the area. The Development conforms to the Growth Plan.

The Development conforms to the York Region Official Plan 2010

The York Region Official Plan 2010 ('YROP') guides economic, environmental and community building decisions across York Region, and describes how York Region will accommodate future growth and development while meeting the needs of existing residents and businesses.

The Subject Lands are designated "Urban Area" by YROP 2010. This designation permits a range of residential, industrial, commercial, and institutional uses. YROP 2010 encourages maintaining the economic viability of employment lands, contingent upon their long-term protection, effective planning and design, and a shift toward increasingly sustainable and innovative industrial processes.

The Development will efficiently utilize the Subject Lands to diversify and strengthen the economic base to provide employment opportunities. Policy 4.1.5 of YROP 2010 supports the creation of a business-friendly environment through a diverse range, size and mix of employment uses. The Development is compatible with and supports the planned employment uses for the area. The Development conforms to the YROP.

The Subject Lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan 2010

The Subject Lands are designated "Employment Commercial Mixed-Use" by Vaughan Official Plan (VOP) 2010, Volume 2, Section 12.12 Huntington Business Park, with a maximum permitted building height of 10-storeys and a Floor Space Index ('FSI') of 3 times the area of the lot. This designation permits the following uses in non-Intensification Areas, as shown on Schedule 1:

- Office Uses to a maximum of 12,500 m² of gross floor area ('GFA') per lot
- Cultural and Entertainment Uses
- Retail Uses; provided that no retail unit shall exceed a GFA of 3,500 m²
- Gas Stations, subject to Policy 5.2.3.12

The proposed employment warehouse use is not permitted under this designation. However, the Subject Lands are zoned "EM1 - Prestige Employment Zone" which permits the warehouse use as-of-right on the property.

An Amendment to Zoning By-law 1-88 is required to permit the Development

The Subject Lands are zoned “EM1 - Prestige Employment Area Zone” and permits warehouse uses and the low-rise building form. The following zoning exceptions are required to permit the Development.

Table 1:

	Zoning By-law 1-88 Standard	“EM1 - Prestige Employment Area Zone” Requirements	Proposed Exceptions to the “EM1 - Prestige Employment Area Zone” Requirements
a.	Minimum Rear Yard	12 m	6 m (abutting Huntington Road)
b.	Minimum Landscape Strip Abutting an Arterial Road	9 m	6 m (abutting Highway 50)
c.	Minimum Required Parking	<p><u>Warehouse</u> 1 space / 100 m² x 13,339.82 m² = 133.39 spaces</p> <p><u>Office</u> 3.5 spaces / 100 m² x 1,774.74 m² = 62.12 spaces</p> <p>Total Parking Required = 196 spaces</p>	<p><u>Warehouse</u> 0.79 space / 100 m² x 13,339.82 m² =106 spaces</p> <p><u>Office</u> 2 spaces / 100 m² x 1,774.74 m² = 36 spaces</p> <p>Total Parking Proposed = 142 spaces</p>

The Development Planning Department can support the requested exceptions identified in Table 1 as they are considered to be minor and consistent with previous exceptions granted for other employment development in the area. The Subject Lands front onto two public roads (Highway 50 and Huntington Road) and results in a rear yard facing Huntington Road. The reduced minimum rear yard is considered acceptable to allow the development to facilitate a consistent streetscape along Huntington Road.

Committee of Adjustment Approval is required prior to the execution of the Site Plan Letter of Undertaking

The Owner will be required to successfully obtain approval of a Minor Variance Application for the required relief to the Zoning By-law 1-88 requirements, identified in Table 1 of this report, from the Committee of Adjustment ('the Committee').

The Committee's decision shall be final and binding. Should the Minor Variance Application be approved, the Owner shall satisfy any conditions of approval imposed by the Committee prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Planning Department supports the Development, subject to the conditions in Attachment 1

Site Plan

The Development consists of a 1-storey employment warehouse building with 2-storey accessory office space components located at the northeast and northwest corners of the building for a total GFA of approximately 15,195 m² and a total of 142 parking spaces.

The Owner is required to provide a pedestrian walkway linking the building to the public sidewalk on Highway 50 and a connection from the south parking lot to the building's main entrances. The final walkway and pedestrian connections shall be approved to the satisfaction of the Development Planning ('DP') Department.

Landscape Plan

The landscape plan shown on Attachment 4 includes a mix of soft and hard landscaping and a variety of deciduous and coniferous trees and shrubbery. The Owner is required to provide additional tree or tall shrub planting at the northwest corner of the Subject Lands in front of the retaining wall. In addition, construction details of the proposed retaining wall are required. The final landscape plan and details shall be approved to the satisfaction of the DP Department.

Building Elevations

The building elevations shown on Attachments 5 and 6 include aluminum composite metal panels, white precast panels, and a curtain wall glazing system. The Owner is required to include a bird friendly treatment for the large areas of glazing, based on the City's Bird Friendly design guidelines. The final building elevations shall be approved to the satisfaction of the DP Department.

Lighting

The Owner shall minimize the light spillage to neighbouring properties, and a 0.0 lux should be achieved at all property lines.

The DP Department is satisfied with the Development shown on Attachments 3 to 6 and will continue to work with the Owner to finalize the details of the Development. The DP Department must approve the final site plan, building elevations, landscape plan, landscape cost estimate, urban design brief and photometric plan prior to the execution of the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

Policy Planning and Environmental Sustainability (PPES) Department has no concerns with the Development

The PPES Department has no concerns with the Development. The Development achieves a score of 24 and does not meet the minimum bronze performance level. However, the Application was deemed complete prior to October 1, 2018, when the SPM program was adopted, and may be reviewed with a best-efforts approach. The Owner has been advised of additional features to improve the final Sustainability Performance Metrics score.

The Forestry Operations Division of the Transportation Services, Parks and Forestry Operations ('Vaughan Forestry') Department has no objection to the approval of the Development

Vaughan Forestry has reviewed the Arborist Tree Declaration Letter, dated September 14, 2018 and Landscape Plan, and have indicated that no regulated trees warrant the requirement for a tree removal/protection permit per By-law 052-2018. Accordingly, Vaughan Forestry has no objection to the Development.

There are no Cultural Heritage concerns for this Development

The Cultural Heritage Section of the DP Department has no concerns with the Development. The Subject Lands are cleared of any archaeological concerns. However, standard archaeological clauses will be included within the Site Plan Letter of Undertaking. A condition to this effect is included in Attachment 1.

The Development Engineering Department has no objection to the Development subject to Conditions of Approval

The Development Engineering ('DE') Department has no objection to the Development subject to the conditions included in Attachment 1.

Municipal Servicing

The Owner has submitted a Functional Servicing and Stormwater Management Report ('FSR') in support of the Development.

Water Supply

Water supply for the Subject Lands is proposed from the existing municipal watermain on Huntington Road. There is an existing water service connection to the Subject Lands as part of the Subdivision Design to service the lot. The configuration of the proposed watermain connection complies with the City Standards and the DE Department is generally satisfied the Development can be adequately supplied with existing water service connection.

Sanitary Servicing

The proposed sanitary sewer system of the Subject Lands will discharge to the existing municipal sanitary sewer on Huntington Road as part of the Subdivision Design to service the lot. There is an existing sanitary service connection to the Subject Lands. The DE Department is generally satisfied the Development can be adequately accommodated with the sanitary service.

Stormwater Management

The Subject Lands have an existing service connection manhole along Huntington Road as part of the Subdivision Design to service this lot. Stormwater from the Subject Lands is proposed to discharge from the south-east side of the property through the existing storm manhole along Huntington Road while an existing Ditch Inlet Manhole located along Highway 50 will continue to receive drainage from a minor landscaped area located on the western side of the property. The Owner is also proposing to discharge the north-east section of the property to a separate control manhole external to the Subject Lands. The storm sewer within Huntington Road will drain to the stormwater management pond (as the end-of-pipe control facility) located at the end of Motion Court for storm quality control. The 5mm of storm runoff will be retained on site via an infiltration storage basin within the site.

The DE Department has reviewed the provided FSR and notes the proposed service connections are not designed according to the City of Vaughan Standards. Based on the Site Plan and Site Servicing Engineering Criteria Guide, each block shall be serviced by one set of connections per Standard DWG C-102.

The DE Department requires the above-mentioned comments to be addressed alongside any additional comments provided to the Owner within a subsequent submission to support an approval of the proposed storm servicing strategy.

Lot Grading

The Subject Lands are vacant and undeveloped. Based on the Subdivision Grading Plan, the overland flow from the site is proposed to drain to Huntington Road and Highway 50. The grading design of the Subject Lands will be completed to direct minor and major storm drainage from the impervious areas into the storm sewer system via area catch basins for the 100-year storm event. Landscaped areas along the north side of the Subject Lands are proposed to flow uncontrolled to the adjacent property (lands with an Easement Agreement between both properties). The flow from a landscaped area along Highway 50 will be directed to outlet to Highway 50 through a control manhole. The DE Department has reviewed the submitted Grading Plan and in general, has no objections to the proposed grading.

Environmental Site Assessment

The Owner has provided a Site Screening Questionnaire, which has been reviewed by the DE Department, and they have advised there are no further comments.

Transportation

The Development will utilize two existing shared vehicular access points – one from Huntington Road and one from Highway 50. The Owner is required to provide additional pedestrian walkway connections from Highway 50 and Huntington Road, provide details on snow storage areas, and modifications to parking areas. In principle, the Transportation Engineering section has no major concerns subject to the Owner providing an updated Site Plan to address comments provided to the Owner within a subsequent submission. A condition to this effect is included in Attachment 1.

The Financial Planning and Development Finance Department requires the Owner to pay the applicable Development Charges

The Owner shall pay to the City 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 is included as a standard condition in the Site Plan Letter of Undertaking.

Parks Infrastructure Planning and Development ('PIPD') Department has no objection to the Development

The PIPD Department have no objection to the Development. Cash-in-lieu of the dedication of parkland is not required.

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

The Owner shall pay to the City of Vaughan 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 Policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Office of the Infrastructure Development Department, Real Estate Services and the approved appraisal shall form the basis of the cash-in-lieu payment. The cash-in-lieu payment in accordance with Section 42 of the *Planning Act* will not be required as long as the Council Policy waiving such payment remains in effect for industrial land.

Canada Post has no objection to the Development, subject to conditions

Canada Post has reviewed the Development and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post community mailboxes. The Owner must consult with Canada Post to determine suitable permanent locations for the placement of community mailboxes and to indicate these locations on appropriate servicing plans. Conditions to this effect are included in Attachment 1.

The various utilities have no objection to the Development

Hydro One, Enbridge Gas, Alectra Utilities, Bell Canada, and Rogers Communications Inc. have no objection to the Development, subject to the Owner coordinating servicing, connections, and easements with the above noted utilities prior to the commencement of any site works. A condition to this effect will be included in the Site Plan Letter of Undertaking as identified in Attachment 1.

Financial Impact

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

Broader Regional Impacts/Considerations

The Applications were circulated to the York Region Community Planning and Development Services Department and Peel Region Development Services Planning Section for review and comment. The Owner is required to satisfy all requirements of York Region and Peel Region. Conditions to this effect is included in Attachment 1 of this report.

Conclusion

The Development Planning Department has reviewed Site Development File DA.18.094 in consideration of the policies of the applicable Provincial Policies, York Region and City Official Plan policies, the requirements of Zoning By-law 1-88, the comments from City Departments, external public agencies, and the surrounding area context.

The Development shown on Attachments 3 to 6 conforms to the PPS, the Growth Plan, YROP 2010 and VOP 2010. In addition, the use is permitted by Zoning By-law 1-88 and is compatible with the existing and permitted uses in the surrounding area. Accordingly, the Development Planning Department supports the approval of the Site Development File DA.18.094, subject to the Recommendations of this report and the Conditions of Site Plan Approval included in Attachment 1.

For more information, please contact: Jennifer Kim, Planner, Development Planning Department, ext. 8592.

Attachments

1. Conditions of Site Plan Approval
2. Context and Location Map
3. Site Plan
4. Landscape Plan
5. West and North Building Elevations
6. East and South Building Elevations
7. Approved Block 57/58 Plan

Prepared by

Jennifer Kim, Planner, ext. 8592

Clement Messere, Senior Planner, ext. 8409

Nancy Tuckett, Senior Manager of Development Planning, ext. 8529

Bill Kiru, Acting Director of Development Planning, ext. 8633

Approved by



Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Jim Harnum, City Manager